

2 Hill St, Merredin



Character & Charm

Move in ready, this 3 bedroom (plus study), 1 bathroom brick veneer home is awaiting it's new owners! Located on a corner block, the property has convenient rear access and has been split into two sections. The rear section is low maintenance with a double carport/workshop with concrete floor and power. This section is a blank canvas awaiting your touch, whether it be for storing your cars or caravan, or a place to create your own oasis with raised veggie gardens!

The front section situates your home. With the white picket fence, and bright bricks, this home brings character and charm, while also boasting modern features – the perfect all-rounder. The extensive front-facing lounge room is carpeted and serviced by both a wood fire place and split system aircon for all year round comfort.

To the heart of the home is a large open kitchen and dining area with polished timber floors. The kitchen has been renovated to feature modern benches and cupboards to boost storage. Featuring a large double pantry, electric cooking and dishwasher, the room is bright with double windows and is practically laid out.

The hallway off the dining area can be closed off to reduce noise and has a single linen cupboard. Three well-sized bedrooms are located off the hall, all featuring carpet and large windows. One of the three bedrooms has a large, built in wardrobes and all bedrooms include

 3  1  2  1,206 m²

Price	\$375,000
Property Type	Residential
Property ID	1783
Land Area	1,206 m ²

Agent Details

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window treatments for your privacy. The bathroom, conveniently located near the bedrooms, has been renovated to include 2/3 height wall tiles, a double vanity with storage and a large shower and a huge added bonus of under floor heating – you'll never have cold feet again!

To the rear of the home is an additional hallway (off the kitchen/dining area) which grants access to the study, laundry and separate toilet. This whole rear section features tiles throughout for easy of cleaning. The laundry has additional storage space with in built over head cupboards and a nook.

To the rear yard, you have a large timber deck, perfect for enjoying your afternoon tea. The deck area over looks the yard which has space to establish a lawn or gardens.

Additional features:

- 1206m2 block
- Scheme water
- Gas instant hot water system
- Evaporative air-con

Property is currently leased to a local business paying \$400 per week. Property can be sold with furniture and tenancy in place, or vacant upon settlement.

Property is located in a quiet street and just a short drive to the local amenities featuring cafes, IGA, hardware store and more, plus only a 3 minute drive from the local Merredin District Hospital.

Contact Faith today to arrange your viewing on 0499 637 684.

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