

## 8 Haines St, Merredin



### Stunning 3 Bedroom

Combining comfort and convenience, this stunning 3 bedroom home is move in ready. No small detail has been overlooked in bringing you this home with all the perks!

The exterior of the home has been freshly painted and new privacy screens installed to one side of the front porch where you can unwind for the evening. Cotton woods have been planted throughout the front and rear yard to create a private oasis. The double carport is conveniently attached to your front verandah to ensure you don't get caught in the rain!

The interior of the home has also been freshly painted throughout with modern colours. The home is fully insulated to ensure you keep a cool home in the summer, and warm in the winter with the assistance of the new 8kw split system air-con located to the open plan kitchen/living area.

The large kitchen/living area includes new aqua guard water proof hybrid planks which flows down the hallway. This area has plenty of natural light with multiple windows, including a large bay window to the front – ideal for your reading nook!

The new kitchen has been thoughtfully laid out to include a large double pantry, large 900mm stand alone gas oven, plus a large sink

 3  1  2  800 m2

<b>Price</b>	\$385,000
<b>Property Type</b>	Residential
<b>Property ID</b>	1784
<b>Land Area</b>	800 m2

### Agent Details

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conveniently located right next to your dishwasher. The island bench is also a breakfast bar and adds additional bench space for your prep work.

Down the hallway is your well sized laundry with separate toilet. The laundry has a trough with new plumbing, as well as space for your dryer and washing machine. Additional floating shelves have been installed for storing your supplies. The glass sliding door gives access to your rear patio for ease of accessing your washing line. Located to the hallway are two linen cupboards.

The main bathroom is of good size with modern features and new plumbing. The shower over the bath is space saving, allowing room for laundry hampers or further storage. The vanity has additional storage and a beautiful barn door is another thoughtful feature for saving space. The bathroom gives access to the middle bedroom which features a walk-through robe, creating a semi-ensuite.

All three bedrooms are well sized and feature new grey carpets. The middle bedroom includes a 3kw split system air-con for your comfort. Both sheer and block out curtains have been installed for privacy and assisting further in insulating the home. The two minor bedrooms both include double built-in robes.

To the rear yard, the patio runs the length of the home and has been insulated – ideal for winter & summer time entertaining. The additional screens assist in privacy and keeping the sun off the house.

New lawn has been established to the middle of the yard, with stepping stones leading to your separate gazebo. A rainwater tank has been installed to assist in watering the yards and saving you money on bills. The garden shed is ideal for storing all your gardening equipment.

Additional information:

- New instant gas hot water unit
- New plumbing including tapware
- Serviced by scheme water
- Serviced by deep sewerage
- Shire Rates approx. \$2100 per annum

This beautiful home won't last long on the market and needs to be viewed to be appreciated. The property is on a quiet street on the North side of town and is just a 2 minute walk to the golf course.

Local amenities such as IGA, Westpac bank, BWS, Hospital and various cafes and local Cinema are only a very short drive away.

Contact Faith today for further information or to book your viewing!  
You won't be disappointed!

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