

# 18 Solomon St, Merredin



## Large Family Home

Located in a quiet street, this double brick home sits on an 800m2 block. The single carport to the front of the home allows access to your rear yard via double gates and leads to your back yard and double workshop. Ideal for the home handyman to set up their shed – the garage has concrete flooring and power.

Entering the home via the front porch, you have a formal entryway which steps down into the sunken, carpeted, lounge area (on your left) which is serviced by a split system air-con. The lounge area wraps around into your dining room and kitchen. Each area is well lit with large windows and feature window treatments for your privacy.

The dining room and kitchen are tiled for easy cleaning. The kitchen compromises of a dishwasher, gas cooking, pantry and microwave nook. The oven is placed at a convenient height for cooking. The large window overlooks your large patio area and lets in plenty of light. The kitchen area opens into a large family room which could be used as an additional lounge space, or toy room – the choice is yours. This room is serviced by a wood fireplace and has access to the patio area via glass sliding door.

Off this family room is the hallway which gives access to 3 bedrooms (plus study), bathroom, toilet and laundry. A large, triple door linen

4	2	3	800 m2
<b>Price</b>			\$390,000
<b>Property Type</b>			Residential
<b>Property ID</b>			1788
<b>Land Area</b>			800 m2
<b>Agent Details</b>			
Faith Kelly - 08 9574 2917			
<b>Office Details</b>			
Tony Maddox Real Estate			
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cupboard is here – for all your storage needs!

The three minor bedrooms are all modern with grey carpet and cream walls. Each room has great natural light with large windows, but for your privacy also has vertical blinds.

The study has built-in shelving for storage and is connected through a doorway to the master bedroom, which would create the ideal room for a nursery.

The main bathroom is modern with floor to ceiling tiles, corner shower and vanity for storage. The laundry is well sized with a trough and external door to access the side yard. Additional space is great for further storage or your dryer. A separate toilet is located between the bathroom and laundry and is conveniently located near the bedrooms.

The master bedroom is at the front of the home and is accessed via either the study, or front entrance. The area is carpeted and features a walk-through robe to access the ensuite. A built-in dresser is also a great addition to your masterbedroom. The modern ensuite has a toilet, corner shower and vanity.

The rear yard with large patio is perfect for entertaining friends or family. Grass has been established and is perfect for the kids to play.

The home is serviced by an evaporative air-con, scheme water and gas hot water system.

Additional information:

- Front verandah is connected to carport so you don't get caught in the rain
- Security screen to front and rear door
- Window treatments throughout

This home is currently leased to a government department at \$490 per week until 10th December 2025.

Contact Faith to arrange your inspection on 0499 637 684.

Disclaimer: every precaution has been taken to establish the accuracy of this information. The details should not be taken as a representation in any respect on the part of the Seller or its agent. Interested parties should contact the nominated person or office for full and current details.

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