

Just Listed

## 45 Cunningham St, Merredin



### 3 Bedroom plus sleepout

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Sitting on a 1102m2 block, this 3 bedroom (plus sleepout), 1 bathroom home is located just walking distance to Merredin College.

Currently rented at \$350 per week. For sale partially furnished.

Yards are easy maintenance to both the front and rear. The rear yard is large, fully fenced and also have rear access via double gates – perfect for securing your cars and toys.

The front of the home boasts a single carport where you could store additional belongings or secure your car. The front porch grants access into your large, lounge / dining area. The lounge space is carpeted and serviced by a gas port. The dining area is tucked to the side with lino flooring for ease of cleaning.

The kitchen is located in the middle of the home and is modern with large U shaped bench top and cupboards and gas cooking. The large double windows allow for plenty of natural light to flow in from the sitting/sun room.

The sitting room at the rear of the home gives access to your laundry, sleep out and exterior door to the rear yard. This room is ideal for a toy room or additional sitting room. Here you also have a storage/linen cupboard.

<b>Price</b>	\$210,000
<b>Property Type</b>	Residential
<b>Property ID</b>	1789
<b>Land Area</b>	1,102 m2

### Agent Details

Faith Kelly - 08 9574 2917

### Office Details

Tony Maddox Real Estate  
100 Stirling Tce Toodyay WA 6566  
Australia  
08 9574 2917



The laundry consists of a trough, washing machine and double overhead cabinet for additional storage. Your separate toilet is off the laundry.

Off the lounge room is your hallway, which grants access to three bedrooms, your bathroom and has a linen cupboard for storage.

All three bedrooms are carpeted, of good size and include window treatments for your privacy.

The bathroom features a vanity for storage with basin, and a shower over the bath tub.

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

FURNISHED with couch, dining table and chairs, fridge, washing machine and beds, all the essentials for you to move in, you just need sheets and towels! An inventory list can be provided upon request.

Call Faith to book your viewing 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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