

23 Cunningham St, Merredin



All you could need is right here!

Well situated, this 3 bedroom, 1 bathroom home (plus additional toilet) sits on a 1102m2 block. The home itself sits in the middle of the property, allowing plenty of parking space to your front yard. The long driveway leads to a single garage to secure your car. The garage connects to a workshop for either additional parking, or storage for your gardening equipment and tools.

The garage has access directly into your rear patio, so there is no getting caught in the rain!

The front porch is of good size and is neatly tucked behind shrubs for your privacy. Entry is via the formal entryway which gives way to the kitchen, lounge or hallway to your bedrooms.

On the right of your formal entryway is your lounge room. This room is well sized with carpet and window treatments. Through here, you have access to your formal dining room which opens up into your gully style kitchen.

Your kitchen is well equipped with a dishwasher (purchased in the last 12 or so months), gas cooking and plenty of both storage and prep space for those who love to spend time cooking.

Down the passage you have three good sized carpeted bedrooms and your large bathroom. All three bedrooms feature floor to ceiling built-in robes to optimize the space you have. Window treatments for your

 3  1  2  1,102 m2

Price	\$355,000
Property Type	Residential
Property ID	1812
Land Area	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



privacy and to assist in insulating the home.

Your bathroom has plenty of space with a vanity, plus bathtub and separate shower and a toilet!

To the rear of the home, off the kitchen is an additional hallway which gives access to a huge room – this would be ideal as an additional lounge or sitting space, or even a games room for the kids. This room is serviced by a split system air-con for your comfort and tiled for easy cleaning.

A large laundry room with space for your washing machine, trough and dryer PLUS more storage is located to the rear, as well as the second toilet.

The patio has a wood fire place for the winter, the perfect addition for entertaining the family on colder nights. The patio opens up onto your large lawn area. The rear yard is fully enclosed, has rear gates which open into a lane way.

An additional shed is at the rear, an added bonus for yet more storage.

Property is serviced by reverse cycle ducted air-conditioning, scheme water, deep sewerage and an electric hot water system.

This property is the perfect all-rounder, listed at a great price! With the great location and all the amenities it provides, this property would suit a family, or be an ideal investment home which could achieve up to \$425 per week in the current market.

The property is currently tenanted with vacant possession to be provided at the end of August 2025.

Please contact Faith on 0499 637 984 for more information or to book your viewing!

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.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.