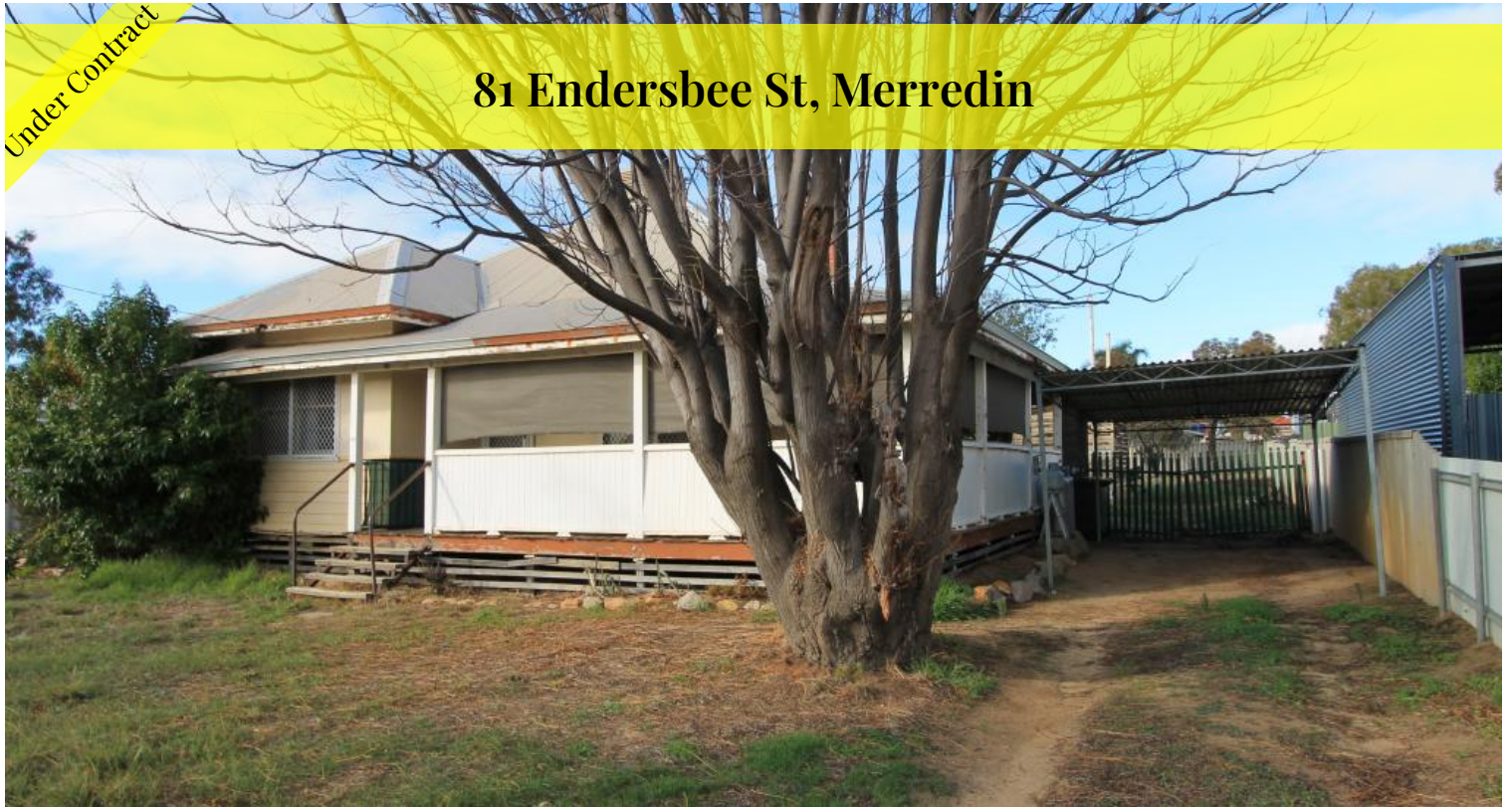


Under Contract

## 81 Endersbee St, Merredin



### Prime Investment Opportunity

Presenting the ideal investment opportunity with this well kept 3 bedroom, 1 bathroom home. With low maintenance yards, this property will be attractive for tenants to keep tidy.

The front verandah wraps around to the side and is semi-enclosed for enjoying the summer afternoons. The interior of the home has recently been freshly painted and the timber floorboards are in great condition and flow through all living areas and bedrooms.

On entry, you're greeted with a long, formal entry/hall way. The hallway gives way to your lounge room on the right and one of the bedrooms to the left and flows through to your kitchen/dining area.

The lounge room is of good size and features window treatments for privacy and to assist in keeping in the warmth. All the bedrooms are well sized and also have window treatments.

To the heart of the home is your kitchen featuring gas cooking and cabinets tucked in the corner. This room is large in size and has plenty of room for additional cupboards for storage, as well as your dining table. The original fireplace brick have been maintained to add character and turned into a storage nook.

The rear verandah has been enclosed to create an additional room – perfect for reading your book on a cold winters' day. This room could double as an office or games room.

 3  1  1  1,062 m<sup>2</sup>

<b>Price</b>	\$219,000
<b>Property Type</b>	Residential
<b>Property ID</b>	1815
<b>Land Area</b>	1,062 m <sup>2</sup>

### Agent Details

Faith Kelly - 08 9574 2917

### Office Details

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



Your bathroom and laundry are located off of this room. The laundry has space for your washing machine with a trough next to it. The bathroom features a shower over the bath, vanity for storage and a toilet.

The rear yard is low maintenance with an additional outbuilding, a handy space to store items. An additional toilet is located next to this building.

Additional features:

- Serviced by gas hot water unit
- Scheme water
- Security screen door to front
- Security screens to window
- Evaporative air-con throughout
- 1062m2 block
- Single carport

This property could achieve around \$380 per week in the current market.

Contact Faith today for further information or 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.

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.