

45 Duff St, Merredin



1930's Character combined with Modern Comfort

Step into a perfect blend of 1930s character and modern comfort at 45 Duff Street — a home that offers space, style, and superb potential in a sought-after street.

Positioned in the centre of a generous 1,012m² block, this home boasts spacious front and rear yards, providing ample room for entertaining, relaxing, or potential future development. Minimalist landscaping offers low-maintenance living, while also serving as a blank canvas for green thumbs to create their own private oasis. Convenient rear laneway access allows secure parking for vehicles, trailers, or even the potential to build a shed. The garden shed is perfect for storage, located to the side of the home. A charming feature of the backyard is the majestic white flowering deciduous — a seasonal delight, bursting into a brilliant bloom each spring and offering shade for peaceful evening unwinds.

Inside, you'll find a home that's been thoughtfully updated while preserving its original charm. Enter through the wide central hallway — a striking feature that runs through the heart of the home and sets the tone for its generous proportions.

The front-facing lounge is bathed in natural light thanks to large windows, which have been tinted for heat reduction and comfort. A non-operational fireplace with a classic mantle adds timeless appeal,

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| Price | \$375,000 |
| Property Type | Residential |
| Property ID | 1816 |
| Land Area | 1,012 m ² |

Agent Details

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while a split-system air conditioner ensures year-round climate control. Curtain rods are already in place, ready for your personal touch.

The master bedroom also faces the front and mirrors the lounge in both size and light, complete with a split-system A/C, tinted windows, and curtain rods installed. A second bedroom is centrally located and of generous size — ideal for guests or children.

Adjacent to the kitchen, the spacious dining room features a stunning brick fireplace mantle — a perfect setting for formal dinners or, alternatively, a potential fourth bedroom or home office.

At the rear of the home, the kitchen offers excellent functionality with a U-shaped layout, gas cooking, underbench storage, and a microwave nook for space-saving convenience. A double pantry and space for a dining table or additional cabinetry make this a highly adaptable area. Step directly out from the kitchen to the backyard — ideal for summer barbecues or al fresco dining beneath the jacaranda tree.

The rear wing of the home includes a second hallway leading to the bathroom, laundry, separate toilet, and a third bedroom. The bathroom was stylishly renovated in 2018 and features a modern enclosed shower, updated vanity, and the retained charm of the original clawfoot bathtub. The laundry offers direct yard access and includes a built-in trough, with the separate toilet nearby — perfect for busy households.

The fourth bedroom, positioned at the rear and originally a verandah, has been enclosed to create a quiet retreat or home office space — ideal for remote workers or creative pursuits.

Additional features include:

- Brand new carpet and fresh paint throughout
- New lino flooring through rear of home for easy cleaning
- Gas hot water system
- Single carport which attaches to front verandah (no getting caught in the rain)
- Connected to scheme water
- Recently installed are brand new window treatments bedrooms!

Perfectly positioned just minutes from local schools, shops, cafés and amenities, and only a short 10-minute walk to the town's main street, 45 Duff Street offers a rare opportunity to secure a classic home with all the modern comforts and room to grow.

Currently rented at \$475 per week until 31st August 2026.

Contact Faith today on 0499 637 684 to arrange your viewing!

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