

Under Contract

14 Muscat St, Merredin



Secure, Long Term Investment

If you're looking for a long term, secure investment – Meet 14 Muscat Street! Currently leased to a government department at \$350 Per Week until May 2029 (yes – 4 years!). Property is currently returning a gross rental yield of approx. 8%.

This tidy home has received a facelift since being built in the 50's and is on a large 1416m2 block with a rear laneway.

Fully fenced, this home is easy care with minimal yard maintenance. An additional, separate patio is to the rear which has been semi enclosed for wind protection. This area is ideal for relaxing in the shade, or for all your plant babies!

The home boasts a front, well lit lounge area which has a main entrance door (with security screen), plus additional double french doors which open onto your front patio. This room is serviced by a large split system air-con.

The kitchen is well laid out with a U shaped bench, ensuring everything is within reach while cooking. There are both over head cupboards, and under bench storage plus room for a small dining table and electric cooking.

All three bedrooms are carpeted. The largest is to the front of the house and is serviced by a split system air-con. Each room has curtains for privacy.

3 1 1,416 m2

Price	\$233,000
Property Type	Residential
Property ID	1826
Land Area	1,416 m2

Agent Details

Faith Kelly – 08 9574 2917

Office Details

Tony Maddox Real Estate
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08 9574 2917



To access your bathroom, walk through your laundry which has space for your washing machine and the separate toilet is located between the two rooms. The bathroom includes a vanity and shower over bath.

Call Faith today for more information or to book your viewing!

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