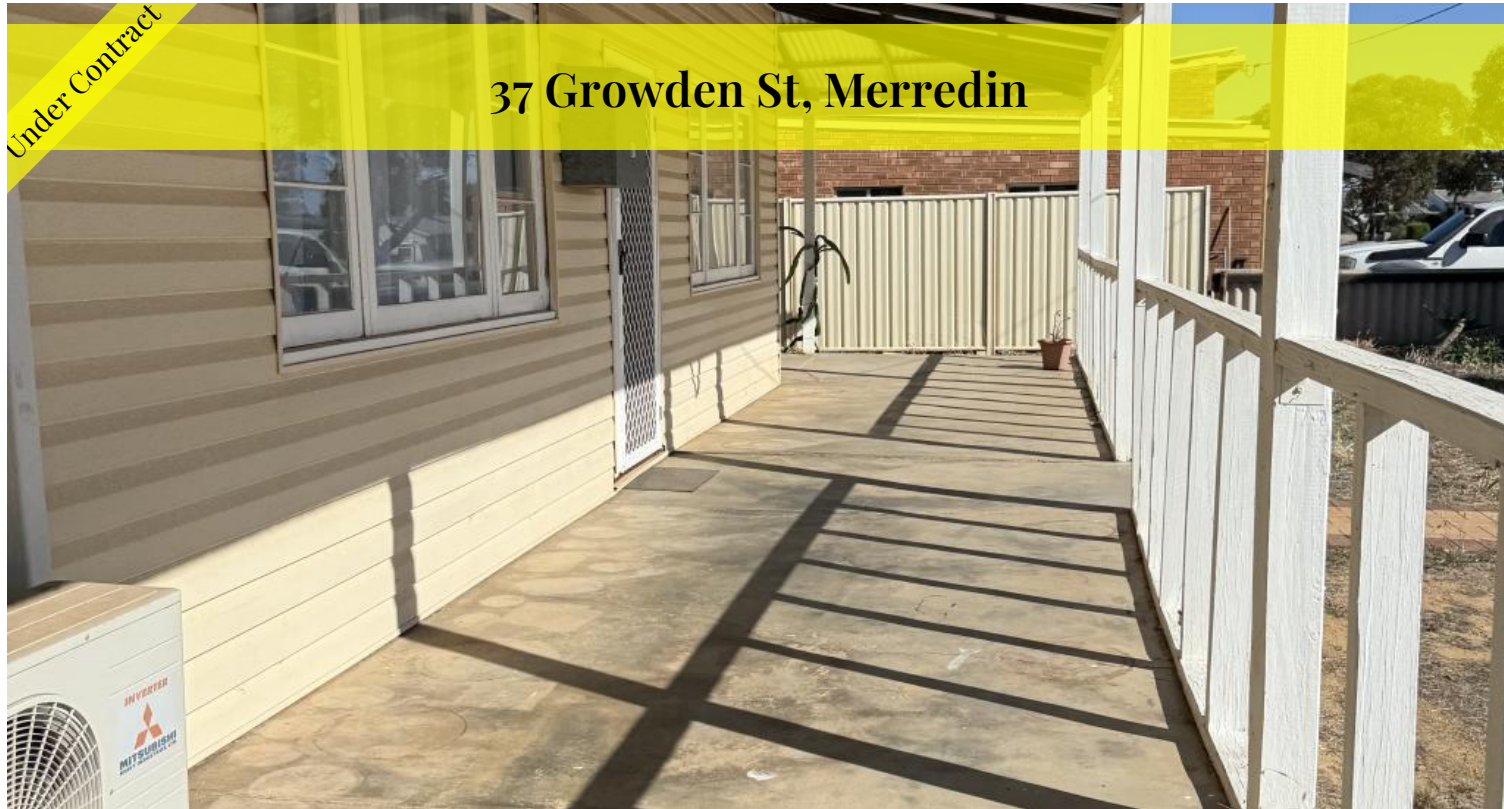


Under Contract

37 Growden St, Merredin



Large 1950's Cottage

This well presented, large cottage style home is the ideal investment, currently renting at \$370 per week until November 2025, bringing in over 8% return!

The home has recently been painted inside and new carpets have been installed.

Upon entry, the hall gives way to two bedrooms - both with window treatments and of good size.

The lounge room is central to the home and features an old fire place (not operational) and is serviced by a split system air-con. Your gully style kitchen has been updated over the years with large drawers for storage, electric cooking and a large 3 door pantry. Additionally, you have over head cupboards with a microwave nook plus a dishwasher for your convenience.

Off the kitchen is your laundry which gives access to your separate toilet, and bathroom. The bathroom has a large, spa bath (perfect for unwinding), a separate shower and vanity unit.

To the rear of the home is a fully enclosed verandah with windows and a sliding door to access the rear yard. This is perfect for winter entertaining! The rear yard is easy care with minimal gardens and the added bonus of the garden shed for storage. Two rain water tanks have been installed to assist in watering the yard.

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Price	\$233,000
Property Type	Residential
Property ID	1828
Land Area	1,012 m2

Agent Details

Faith Kelly - 08 9574 2917

Office Details

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



Single carport is located to the front of the home, as well as a beautiful porch for watching the world go by.

Serviced by an electric hot water system and scheme water.

Call Faith today 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.