

Under Contract

13 Caw St, Merredin



Welcome to Your Ready-Made Retreat

Step inside this beautifully updated home where all the hard work has been done for you. Perfectly combining charm, comfort, and modern convenience, this property offers everything you need — from a stylishly renovated kitchen and bathroom to fresh interiors, generous outdoor spaces, and a shed for all your extras.

Boasting three well-appointed bedrooms, a renovated bathroom and kitchen, plus a secure fenced area for the kids or pets, this home has been thoughtfully designed for easy living.

From the inviting front porch, you're welcomed into a light-filled open plan lounge, dining, and kitchen area, where fresh paint and brand new click flooring create a bright and modern feel. The renovated kitchen features electric cooking, a large sink, single pantry, and a conveniently elevated oven — perfect for everyday use. Large windows flood the space with natural light, making it an ideal spot to prepare meals or simply unwind with a cup of tea. A reverse cycle split system air-conditioner keeps this central living space comfortable year-round.

To the right of the home, you'll find the three bedrooms, each with new flooring, window treatments, and cooling from the evaporative air-conditioning system. The main bedroom boasts a generous corner robe and its own split system air-conditioner for personalised comfort.

The modern bathroom offers a shower-over-bath setup, a sleek vanity,

 3  1  3  1,012 m²

Price	\$320,000
Property Type	Residential
Property ID	1832
Land Area	1,012 m ²

Agent Details

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and easy access from all bedrooms. At the rear, the updated laundry provides ample storage with built-in cabinetry, bench space, and an in-built trough, while the separate toilet adds extra practicality.

Step outside through the timber back door onto the large covered deck — the perfect setting for relaxed evening drinks or weekend entertaining. Overlooking the lush, reticulated lawn, the fenced backyard provides a safe space for children or pets to play.

Parking is a breeze with a single carport and gated access through to the large double garage — ideal for storage, a workshop, or even a man cave. An additional garden shed ensures there's a place for all your tools and equipment.

Set on a generous 1012m² block in a sought-after location, this property is currently tenanted until December at \$400 per week, making it an ideal “set-and-forget” investment or a future family home.

Additional Features:

- Gas hot water system
- Freshly painted exterior
- Low-maintenance front gardens
- New click flooring throughout with original timber boards beneath
- Built in the 1960s, offering classic character with modern updates
- Shire Rates: approx. \$1,700 p.a.
- Water Rates: approx. \$1,600 p.a.

This is a rare opportunity to secure a fully refreshed home with nothing left to do but enjoy.

Call Faith today on 0499 637 684 to book your viewing!

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