

Sold

## 42 Haines Street, Merredin



### The Best of Both Worlds – Acreage Living with Town Convenience!

Dreaming of space and lifestyle without giving up the comforts of town? This modern 3 bedroom, 2 bathroom A-frame home (built in 2004) sits proudly on a perfectly sized 5-acre block – ideal as a hobby farm, lifestyle escape, or secure investment.

Step inside and you'll find:

- A light-filled open-plan kitchen and dining space with U-shaped design, corner pantry & gas cooking
- Cozy lounge with French doors, wood fireplace & country charm
- Multiple living areas including an upstairs retreat with balcony views across farmland
- Year-round comfort with split system air-cons, ceiling fans & great natural light

Outdoors is where this property truly shines:

- Expansive patio overlooking the sparkling below-ground pool – perfect for summer entertaining
- Large 13m x 7m (approx.) powered shed plus lean-to for caravan/toy storage

🛏 3 🚿 2 🚗 4 📏 5.33 ac

**Price** SOLD for \$560,000

**Property Type** Residential

**Property ID** 1843

**Land Area** 5.33 ac

**Floor Area** 133 m2

#### Agent Details

Faith Kelly – 08 9574 2917

#### Office Details

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



- Drive-through carport & loop driveway – no more juggling cars!
- Native gardens & grassed areas, easily maintained with rainwater tanks
- Stables, tack room, chook pen & shaded greenhouse – everything you need for animals or a self-sufficient lifestyle

Investment Ready: Currently leased to a local company at \$510/week until March 2026 plus an extra \$40/week for horse agistment – bringing in \$550/week total income. A true set-and-forget opportunity!

- ☐☐ Solar panels to keep bills low
- ☐☐ Multiple water tanks (2 x 9000L + 1 x 4500L) with pressure pump
- ☐☐ Scheme water & septic system

Whether you're looking to invest, downsize to a lifestyle block, or create your very own hobby farm – this property has it all. Acreage, convenience, income potential, and modern comfort, all wrapped into one rare package.

Contact Faith on 0499 637 684 to book your viewing!

Shire rates approx. \$2500 per annum.

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.

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