

Under Contract

## 56 Coronation St, Merredin



### Quaint Abode in a Great Street

This well-proportioned four-bedroom, one-bathroom home sits on a generous 993m<sup>2</sup> corner block and offers the rare bonus of two separate rear access points for added convenience.

Step inside via the semi-enclosed front porch, providing both privacy and shelter. The front yard features easy-care gardens and half-height fencing, creating a neat and welcoming first impression.

Upon entry, a central hallway leads to the open-plan kitchen and dining area on the left, with the bedrooms and bathroom positioned to the right. The kitchen and dining space is well sized and serviced by an evaporative air conditioner. The Kitchen features timber benchtops, ample under-bench storage, gas cooking and a walk-in pantry—perfect for practical everyday living.

Adjoining the dining area is a separate, generously sized lounge room, featuring large windows that flood the space with natural light, creating a bright and inviting atmosphere. Serviced by a box air conditioner, this room remains comfortable throughout the warmer months and offers a lovely space to relax or entertain.

The large laundry is located off the kitchen/dining area and offers plenty of space for additional storage, along with a separate toilet positioned at the rear.

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<b>Price</b>	Offers from \$280,000
<b>Property Type</b>	Residential
<b>Property ID</b>	1914
<b>Land Area</b>	993 m2
<b>Floor Area</b>	115 m2

#### Agent Details

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Down the hallway are four carpeted bedrooms, with the largest bedroom equipped with a split-system air conditioner. The bathroom includes a separate shower and vanity, with extra space available for additional storage if desired.

Outside, the rear yard boasts a spacious enclosed patio—ideal for plant lovers and year-round entertaining. Two gates open into the remaining yard, where you'll find a small grassed area, established vegetable gardens, and ample space to accommodate a caravan, bus, or additional vehicles.

A well-sized workshop provides excellent storage and is perfect for the handyman. With the option to return one wall to its original opening, the shed could also accommodate vehicle parking via the double gates to the side road.

The home is serviced by gas hot water, scheme water, and deep sewerage. 7 security cameras, plus monitor will remain at the home for your peace of mind.

Shire Rates approx \$1959 per annum.

Water Rates approx \$1650 per annum.

In the current rental market, this property would expect to achieve approx. \$475 per week per week.

Contact 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.

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