

Sold

## 26 Golf Road, Merredin



### 3 bedroom brick & tile home with new kitchen...

A great investment opportunity (rented for \$350 per week) in the best street in town, with the added bonus of a new kitchen recently installed and the bathroom and laundry have both been renovated and re-tiled.

The kitchen includes above and below bench cupboards, large built in pantry cupboard, all new bench tops, double sink, double fridge space, built in gas stove top and built in below bench electric oven.

There is room for your dining table at the end of the kitchen leading into the lounge room with sliding doors leading you into the rear sun room (family room) and out to the side patio area.

The lounge room features a brick feature wall with built in slow combustion fireplace and there is new lino flooring laid throughout the lounge / dining / kitchen and hallway.

The rear sun room has the same lino flooring and sliding doors out the back yard.

The master bedroom is up the front end of the house and has a wall of built in timber robes.

The second bedroom is off the lounge room (front entrance hallway)

3 1 1 922 m2

**Price** SOLD for \$249,000

**Property Type** Residential

**Property ID** 37

**Land Area** 922 m2

#### Agent Details

Jess Corbey - 0895742917

#### Office Details

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



and the third bedroom located down the hallway past the bathroom.

The bathroom has all been re-tiled and features a corner shower and toilet and there is a second separate toilet off the hallway.

The laundry has also been re-tiled and had new cupboards and bench tops installed.

Also added bonus of 4 security cameras installed that are monitored by a screen in the lounge room.

Single carport out the front with concrete driveway.

Fully fenced low maintenance rear yard with garden shed.

Evaporative air conditioning services the whole house and an instant gas hot water system.

This property is priced to sell as the owners have bought elsewhere and are ready to move!

Contact Tiffany or Tony at the office on 9574 2917 to arrange an appointment to view this property.

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