

Sold

## 494 Haines Street, Merredin



### Right in town, 3 x 1 home PLUS barn & stables...

This is an amazingly unique property – located right on the edge of Merredin townsite at the end of Haines Street and tucked away up the long driveway, this property has a lovely home, a huge barn, a floodlit arena and is set up for horses!

The hardiplank and iron home is brightly painted inside and features an open plan kitchen / dining and lounge room with a slow combustion fireplace. The kitchen has a built in pantry, breakfast bar and dishwasher included.

The master bedroom has large built in robes and the other two bedrooms are both good sizes and the bathroom has a separate shower and bath tub, plus there is a second shower in the laundry.

The house is serviced by a gas storage hot water system and ducted evaporative air conditioning and is on scheme water.

The house has a small back yard area fenced off with colourbond fencing and there is a large paved back patio area plus additional patio area and a lawn area out the back.

There is also a double carport to the side of the house.

 3  1  5  7.50 ac

**Price** SOLD for \$420,000

**Property Type** Residential

**Property ID** 41

**Land Area** 7.50 ac

### Agent Details

Jess Corbey - 0895742917

### Office Details

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



The rest of the property is all set up for horses and features 4 well fenced paddocks, a huge 20m x 12m colourbond American Barn that has 4 walk in walk out stables inside that lead out to small day yards plus heaps of room for parking your float or storing hay on the concrete floor and a small store room at the front with undercover wash bay area.

There is also a full sized 20m x 60m floodlit dressage area at the rear of the block.

Plus there is a 4 car garage between the house and the barn so you have heaps of shed and storage space available.

This block has access from two roads (Haines Street and Goldfields Road) and has great potential to be subdivided if you were to seek Shire approval.

The home is currently rented out to fantastic tenants who keep the property in an immaculate condition and is rented for \$340 per week.

Viewings will be by APPOINTMENT ONLY (as we have to arrange a time with the tenant) and on Thursdays each week.

Please contact Tony or Tiffany at the office on 9574 2917 to arrange a time to view this property.

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