

Sold

## 41 Woolgar Avenue, Merredin



### Investment PLUS!!! Tidy 3x1 Home

MASSIVE REDUCTION!!! MUST GO!!!

This is a great opportunity to get your hands on a neatly finished 3 bedroom x 1 bathroom home in Merredin. Close to the Hospital and Merredin College this house is located in a quiet cul-de-sac.

The open lounge and dining area is serviced by a split system air conditioner. The timber look lino flows through the passage way and into the renovated kitchen. This modern kitchen features Electric cooking and bevelled edge finishes to all cabinetry.

All three bedrooms are plushly carpeted and each have their own ceiling fans.

The fresh look bathroom is space saving with a shower over bath arrangement. The separate toilet is located just off the large laundry to the side of the home.

The gardens are low maintenance and feature established gum trees. The rear yard is fully enclosed allowing for that added bit of security

Features a double carport, a small garden shed and under cover back patio area.

This is a great little investment for anyone thinking of getting into the market!

Viewings of this property will be on Thursday's by appointment only,

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Price	SOLD for \$97,500
Property Type	Residential
Property ID	728
Land Area	971 m2

#### Agent Details

Jessica Corbey - 0895742917

#### Office Details

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



please call the office on 9574 2917 to arrange a viewing. Weekends may be available for viewings subject to prior arrangement.

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