

Sold

## 24 Cunningham St, Merredin



### Updated and Immaculate – Jump in quick or miss out!

Located on a peaceful street with fantastic neighbours, this 1102m<sup>2</sup> immaculate property is a short walk away from Merredin College and ready for some new owners.

Warm country feel kitchen is centrally located and complete with modern living conveniences including an under-bench dishwasher, electric wall oven/gas stovetop cooking, island sink and work space.

All three bedrooms are fresh and modern, consistently finished with high pile carpet and window treatments. This neutral colour palette continues throughout the entire home perfectly.

Oak look floating timber flooring flows from the warm front lounge room through to the kitchen/dining spaces and down to the rear room. This versatile space is suitable as either a rumpus, study or retreat.

The comfortable sized bathroom is set away from the bedrooms which features a clever shower over low lying bath setup, large tiles and panel theme walls.

Separate toilet is opposite the laundry which are both finished with the clean and fresh feel that makes this house.

The rear semi enclosed alfresco setting is complete with outdoor blinds, timber privacy panels and timber decking.

 3  1  6  1,102 m<sup>2</sup>

**Price** SOLD for \$240,000  
**Property Type** Residential  
**Property ID** 1109  
**Land Area** 1,102 m<sup>2</sup>  
**Floor Area** 115 m<sup>2</sup>

### Agent Details

Jess Corbey - 0895742917

### Office Details

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



This backyard contains paved walkways, boundary garden beds, lush grass and blue metal ensuring sand stays at a minimum.

Large 6m by 3m garden shed along with a separate shed.

2 x Coerco rain water tanks with a 3,500L joint capacity along with another tank to the front double carport.

This rear garden has been divided to allow a separate space for rear laneway access and is ideal for safely storing the caravan, bikes, cars, trailers etc or for you to build that large workshop.

This property is serviced with 2 x reverse cycle air conditioners, gas and electric cooking, bottles gas and a Rheem hot water system.

For viewings, please call Sharon Johnson on 0427 959 331 to arrange an appointment.

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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