

Sold

## 4 Boyd Street, Merredin



### Invest Set Forget – Tenanted Duplex Pair

ilHEAVILY REDUCED!!!

Take advantage of the thriving Merredin rental market by securing an already tenanted Duplex. These pigeon pair well presented duplexes each come with 3 bedrooms and 1 bathroom.

Property features include:

- Large sized master bedrooms
- Compact eat-in kitchens
- Separate toilet & tiled laundry spaces
- Bathrooms have shower over bath designs
- Gas hot water units and stovetops – Electric ovens
- Roof mounted evaporative air conditioning units
- Large enclosed rear yards, each with garden sheds
- Designated single carports

Both rentals leased – 4A \$250 per week until FEB 2023, 4B \$230 per week until JAN 2023.

Shire rates – \$1535.59 per side.

All inquiries to exclusive selling agents Tony Maddox Real Estate

🛏 6 🚿 2 🚗 6 📏 987 m2

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	1132
<b>Land Area</b>	987 m2

#### Agent Details

Jess Corbey – 0895742917

#### Office Details

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



Christie Rennie 0414 221 744

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.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.