

Sold

## 39 Woolgar Ave, Merredin



### Perfect first home or Investment Property

This home would be perfect for the first time home buyer or an investor that wants to get into the rental market. The property currently has a tenant until March 2022 and is paying \$260 per week in rent.

This cosy home features an open lounge and dining area just off the kitchen. Serviced with a gas upright oven / stovetop and a dishwasher the kitchen has plenty of cupboard and bench space.

Two of the good sized rooms are carpeted with the third featuring timber laminate flooring along with the rest of the house.

The bathroom is situated off the hallway and is equipped with a large corner shower and vanity unit. The separate toilet is off the laundry to the rear of the house.

Ducted evaporative air conditioning and a Solar hot water unit service the home along with 8 solar panels to help keep your power bills low!

The spacious back yard has a semi enclosed patio and a small garden shed.

This neat and low maintenance home is close to Merredin College and the Hospital.

Contact Sales Representative Sharon Johnson on 0448 108 545 for more information or to make a viewing time!

 3  1  1  971 m2

Price	SOLD
Property Type	Residential
Property ID	1200
Land Area	971 m2

### Agent Details

Jess Corbey - 0895742917

### Office Details

Tony Maddox Real Estate  
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08 9574 2917



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