

Sold

## 60 Kitchener Rd, Merredin



### Spacious 3 x 1 Brick home with Rear Access

This very tidy 3 bedroom (plus study) is available now!

This property is currently rented to a fantastic tenant until early May 2022 at \$350 per week. This lease can continue OR the property can be vacant for settlement and ready for you to move in to!!!

Featuring a large, bright front lounge room that wraps around into the huge kitchen!

The kitchen has an abundance of bench space and cupboards, gas cooking and a large pantry cupboard.

The front entrance allows you to access either the lounge to your right, kitchen straight ahead or the hall way to the left. The entryway also has two linen/storage cupboards.

Down the hall, you have three very well sized bedrooms all with carpet. There is a separate toilet off the hall and the tidy bathroom. The bathroom compromises of a vanity unit, bath tub and separate shower unit.

Off the kitchen, you have a laundry with another storage cupboard. Through here, you walk into a large back/sun room which would be great for a sitting room or play room and it also has a study off the end.

Through to the back yard is a large patio area and grassed area perfect for all year round BBQs. There is a second section to the rear yard

 3  1  2  1,012 m<sup>2</sup>

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	1255
<b>Land Area</b>	1,012 m <sup>2</sup>

### Agent Details

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which has a chook ben, a small 2x2m garden shed and rear access through a lane way.

The property is serviced by a gas hot water unit, scheme water and evaporative air-con!

2021 Annual Shire Rates = \$1527.56

All inquiries to exclusive selling agents Tony Maddox Real Estate

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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