

Sold

## 22 Growden St, Merredin



### 3 x 1 Home with Shed Space

This tidy property is located in a quiet street and has a total land size of 1050m<sup>2</sup>.

The front of this property is fully fenced which also includes a third fenced area to the side of the home. Established conifers, bougainvillea and roses are front and centre in this garden.

Entrance to this home is through the lounge room which features a reverse cycle air conditioner as well as a slow combustion wood fire place.

The hallway leads you through to bedrooms 1 and 2 on the right and a walk-in pantry room to your left. The pantry includes floor to ceiling shelving.

The space then opens up into the generously sized kitchen/dining space which with a little TLC can be updated to create a new and functional area. Instantaneous gas hot water and a free standing gas oven are featured.

There is a carpeted space which can be used as an office nook or storage space which provides access to bedroom 3 to the right and the separate toilet and bathroom to the left

Evaporative air conditioning services this home.

The bathroom has a glass corner shower, separate bath tub and vanity

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**Price** SOLD for \$95,000  
**Property Type** Residential  
**Property ID** 1294  
**Land Area** 1,050 m<sup>2</sup>

### Agent Details

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unit. Again, this space would also look great with a small amount of updating for the keen renovator/handyman!

The rear yard is functional and tidy. The patio space has a wide concrete floor and lighting. You can access the rear yard by way of the drive under carport. Attached to the carport is one of two decently sized lockable sheds 7m x 4m which includes concrete flooring and power.

Shed two - 6m x 5m is located to the other side of the patio and is home to the outside laundry to the front and a functional workshop shed to the rear. This is equipped with power and concrete flooring also.

The rear yard is low maintenance and fully fenced which includes lawn and 2 poly water tanks which catch rain water off the 7m x 5m shed. Another rain water tank is located to the side of the home and catches water from the house roof space.

Property features include:

- Front loungeroom with slow combustion wood fire place and reverse cycle air conditioning
- Large open plan kitchen and dining room space
- Carpet to loungeroom and bedrooms
- Evaporative air conditioning throughout
- Separate toilet
- Laundry to the rear - off the patio and under cover
- Bathroom has a separate shower / bath tub setup
- Front and rear security doors as well as security windows throughout
- Wide paved patio space to the rear with lighting
- Large enclosed rear yard with 2 usable good sized workshop sheds
- 3 x rain water tanks
- Gas hot water unit and free-standing chef oven
- 1.5kva feed back into the grid solar
- Under cover carport parking

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