

Sold

## 43 Duff St, Merredin



### Farmhouse in the 'burbs!

Circa 1920's home on a 1518m2 block, walking distance to town.

This fine old home has a double driveway leading to a double carport, plus additional access to the left hand side.

There are verandahs on two sides overlooking the established gardens.

Inside you will find a central hallway with the lounge room to the right and main bedroom to the left. These rooms have high ceilings and the original tin walls. The lounge room has a new wood fire and a split system air conditioner. The main bedroom has a ceiling fan.

At the end of the hall way is another wide hallway, this space has jarrah timber boards below the dado rail and high ceilings.

The kitchen has pine cupboards, an original Metters stove and a gas stove for cooking. The kitchen also has a split system air conditioner.

The second bedroom is off of the central hallway. The main bathroom has a shower over bath and a modern vanity unit.

To the rear of the home you will find a long enclosed space with the laundry at one end, there is an electric Hot water system in the laundry.

At the other end of the enclosed verandah is the toilet, a shower and the 3rd bedroom.

Out the back you will find a powered workshop with concrete floor plus

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**Price** SOLD for \$150,000

**Property Type** Residential

**Property ID** 1390

**Land Area** 1,518 m2

### Agent Details

Jess Corbey - 0895742917

### Office Details

Tony Maddox Real Estate  
100 Stirling Tce Toodyay WA 6566  
Australia

08 9574 2917



2x garden sheds. There are two sets of gates off of the rear lane way for rear yard access. Both the front and rear yards are very tidy and are fully fenced with Colorbond fencing.

There is the bonus of solar panels on the carport to reduce your power bills!

Contact Christie Rennie on 0414 221 744 to book your private inspection.

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