

Sold

## 22 Duff Street, Merredin



### Updated Original cottage 3x1 cottage

Get on it before its gone! The price has been reduced to get a quick sale on the property!

Come and put your style into this original cottage home, with 3 large bedrooms & galley kitchen. Good sized bathroom with 2 toilets and a lovely verandah for entertaining with a large back yard to accommodate extra parking or entertaining. With established gardens all round the property for easy maintenance all year round.

Easy to heat & cool and a new electric hot water system. With security screens to all windows & doors and a shed to the rear yard with double access gates.

This home is located in a nice part of Merredin close to all amenities in town.

This home is priced to sell in a fast growing real-estate economy! Great value for money with all offers presented to the owner.

The house also comes with some select furniture.

Shire rate are approx. \$1500 per year.

Water rates are approx \$1100 per year.

Land size 846m2.

New electric hot water system.

 3  1  5  846 m2

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	1481
<b>Land Area</b>	846 m2
<b>Floor Area</b>	130 m2

### Agent Details

Jo Tarry - 08 9574 2917

Faith Kelly - 08 9574 2917

### Office Details

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



**If you are interested in more information or viewing this magnificent property, contact Jo on 9574 2917!**

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