

Sold

## 13 Princess St, Merredin



### Immaculate 3 bedroom home!

A magnificent buy, so much value for money! Move in ready!...This unique property has so much to offer...recently been renovated inside and out, nothing needs doing just move in and enjoy life.

This attractive home boasts an entirely new kitchen, painted walls & ceilings throughout, fans and light switches with ample power points to every room, new LED down lighting, updated bathroom & laundry plus a new toilet and cistern. The house and structure have passed building inspection, the roof is water tight with all new ridge capping.

This house renovation is high quality and needs a new owner to appreciate all the benefits.

Front entrance has a large front verandah with a brand new deck enhanced by established flower beds front and rear of the block. Your view is majestic looking out over native bush land and beyond, so peaceful to enjoy afternoon drinks or morning cuppa tea.

On entrance you are welcomed into the perfectly set lounge room with new carpets, uninterrupted landscape window views, split system air conditioning and new down lights, new block out drapes that create the new feeling to the home that spreads throughout the house.

The lounge leads you into the hall way (which leads you to any of the

🛏 3 🗺 1 🏠 698 m2

**Price** SOLD for \$195,000

**Property Type** Residential

**Property ID** 1489

**Land Area** 698 m2

**Floor Area** 88 m2

### Agent Details

Jo Tarry - 08 9574 2917

### Office Details

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



three bedrooms). The hallway also includes an easy access central linen cupboard for all your storage needs.

Each freshly painted bedroom has brand new plush carpet with matching block out drapes and LED down lights to give even more light to an already well-lit room. Each room consists of a new ceiling fan to keep the air flowing at all times!

The bathroom has a brand new vanity, a well set basin that sits on the vanity unit and new floor to ceiling sparkling white wall tiles, this bathroom is crisp and well presented. The bonus, you have not only a shower but a new bath too!!

The kitchen has brand new high quality cabinetry and sink (still has the plastic film on it! A stand alone oven and four burner cook top. Newly laid vinyl flooring and crisp lines from the new paint to walls and ceiling, you get to enjoy all the work of it being updated without lifting a finger. This room also has space for a dining table, so never far to go when serving dinner.

To the rear of the house you have a freshly painted laundry separate toilet that is well sized to keep all the washing needs in and could even add that dryer you want! To the left of the laundry is your brand new toilet, with a good star rating for saving water on every flush.

If this doesn't sell you, then the huge covered patio/BBQ area overlooking a large neat grassed area ideal for kids to play and adults to enjoy. The back yard is enclosed with fencing to keep any kids or pets safe to the property, ready to use chook pen and vegetable patch.

You also have full rear driveway access from the front to store all your cars or even your caravan!

Large lockup storage shed perfect for tools, lawn mowers, shovels and paint equipment...concrete paving slab floor.

**Block size - 693m<sup>2</sup>, Approx water rates - \$1400 per year, Approx shire rates - \$1600 per year**

Hot water system has been upgraded and is serviced by LPG Gas bottles.

**So go no further and get on it before its gone! Book a viewing today with Jo Hill or Faith Kelly at Tony Maddox Real Estate to see the newest renovations in Merredin. Contact us on 9574 2917 or click the inquiry link to ask any questions!**

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.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.