

Sold

## 22 French Ave, Merredin



**\$195,000**

A well presented and well situated 3x2 with study on French Ave.

This property is currently tenanted until March 2024 and comes with all furniture that's in the photos. Rent is \$370.00 per week.

Walking into this property you are met by an entrance area that is well spaced for shoe racks or a cupboard for more linen space. To the left of the entry you have your neatly presented study with lino floor boards and window treatments.

Through from the entry is a hallway that has two of the three bedrooms situated to each side. The main bedroom consists of a large built in robe, is well it and has its own large bathroom. The ensuite boasts a large spa bath, open shower space and its own toilet.

The second bedroom is a large space that could easily fit a king sized bed.

The open planned kitchen flows through the dining room to the lounge room. With ample bench space, cupboards and a large pantry, there's nothing that needs to be! The dining room sits to the side of the kitchen with room for a 4 seater table to dine at.

Walking out of the family area, you step into the laundry with plenty of space for storage, washing machine and dryer.

To the right of the laundry is your third bedroom that will fit a king

3 2 2 1,012 m2

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	1501
<b>Land Area</b>	1,012 m2

### Agent Details

Jo Tarry - 08 9574 2917

### Office Details

Tony Maddox Real Estate  
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Australia  
08 9574 2917



single bed and storage space.

The the left of the laundry you have your main bathroom. Not only do you have a well place & sized vanity, you have a large open fronted shower and second toilet. Tiled from floor to roof to bring elegance to the room.

A blank canvas to the rear yard!! A gardener, place everything you want or need to this large space! Need a large shed, no worries it will fit!

For more information contact Jo Hill on 0448 481 771 or (08) 9574 2917.

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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