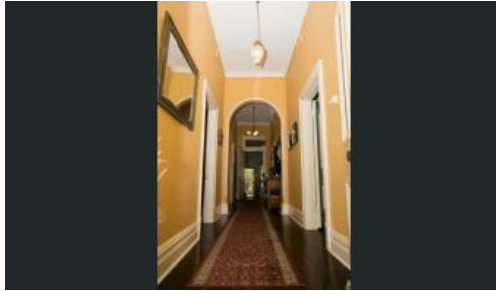


Sold

## 34 Kitchener Rd, Merredin



### Character Railway Home

This stunning 1920's railway home is situated on a 1118m2 block nestled amongst native gardens. The property has been renovated to conserve its historical charm - this beauty is ready to move into.

The large entry hall leads through to lounge area, kitchen and three bedrooms.

Leading from the front verandah is a study/home office and features open shelving units and an internet port.

The lounge room is situated at the front of the home and is serviced by a split system air con and a tiled fireplace for your comfort.

The kitchen has been renovated with an abundance of storage including a pantry, electric wall oven with a separate gas cook top and double sink. The fully operational Meters stove is great for cooking winter soups, pizzas or scones - a bonus that adds to the cosy, historical charm of this home.

All bedrooms are well sized and have window treatments. There is enough space to convert one into a formal dining room or additional lounge / sitting space if desired.

The bathroom is well equipped with a large glass shower unit, vanity unit, and a heated towel rail. The separate toilet is located next to the bathroom.

🛏 3 🗺 1 🚗 4 🏠 1,118 m2

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	1538
<b>Land Area</b>	1,118 m2

### Agent Details

Faith Kelly - 08 9574 2917

### Office Details

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



At the rear of the home, is a spacious, practical laundry/mud room with built in cabinetry that provides storage and bench space.

At the rear of the home is a very large and spacious deck area with ceiling fans and outdoor heating, perfect for all year-round entertainment. The verandah wraps around to provide a large car port large enough to fit at least three cars and leads into the garage/workshop.

The garage/workshop has a concrete floor and power. Beside the garage is an additional sheltered space with an outdoor sink and potting area – there is no shortage of space for your tools (or toys).

An independent, tiny home is located to the rear of the property. The room can be set up as a double bedroom and features a sink, split system aircon and a wall mounted TV with a verandah and seating area overlooking the garden. Get back to nature with the outdoor shower! This addition is ideal if you have guests or older children.

All gardens throughout the home are reticulated for your convenience and are all low maintenance with natives and succulents – no lawn to mow. There are a couple of fruit trees including a very well established mulberry tree that provides an abundance of mulberries each year, along with a lemon tree and pomegranate trees which all provide additional shade for the home and gardens.

Other features:

Scheme water

Deep sewerage

Polished jarrah flooring throughout

Original sash style windows to most areas

High ceilings

Victorian skirtings

Fully fenced front and rear yard

Chook pen and run

Sheltered outdoor BBQ area

2 x 16,500L water tanks which will assist in watering the garden to keep your costs down

Solar hot water system

Solar Panels to reduce the power bills

Stainless steel gutter covers

Separate outbuilding perfect for storing wood

Security doors to front and rear, as well as the additional study to the front verandah

Water rates approx. \$1200 per annum

Shire Rates approx. \$1500 per annum

This beautiful home is located close to local amenities and is within

walking distance of Merredin Hospital, main street including local cafes, banks, post office and supermarket.

Call Faith today on 0499 637 684 for further information or to arrange a viewing.

**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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