

Sold

## 6 Snell St, Merredin



### Great investment or family home

Across from bush land in Merredin, this 4 bedroom home is in a quiet location, on a 1242m2 block. The front verandah is tucked away and nestled amongst an array of plants with a large semi enclosed patio area – the idea place for gardening and growing veggies.

Through your front door, you're greeted by the large open lounge area. The nook area is perfect for your home office. Here we have hard floors for easy cleaning and the area is serviced by a split system air-con for your comfort. Off the lounge room is the fourth bedroom. This bedroom would be ideal as your main as it's separated from the remaining bedrooms, or set it up as a theater!

Down the hallway, are three carpeted bedrooms, the largest of the three has room for a king bed. The bathroom is space saving with the shower over the bath and a storage cupboard on the wall.

To the heart of the home is your kitchen/dining area. Plenty of bench space allows for the chef of the family to whip up a storm! Featuring overhead cupboards, under bench storage, a dishwasher, gas stove and breakfast bar. The dining area has rear access through to your large patio area.

The laundry is well sized and has space for further storage if required. The separate toilet is located at the end.

To the rear of the home is a large entertainment patio area which

🛏 4 🗺 1 🚗 3

**Price** SOLD for \$140,000  
**Property Type** Residential  
**Property ID** 1576

### Agent Details

Faith Kelly - 08 9574 2917

### Office Details

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



features more established gardens. The rear lawn is perfect for assisting in keeping the home cool.

Side access down the driveway allows you to drive your car into the lock up garage. The garage is the perfect workshop with concrete floor and power and measures approx. 8 x 5m.

The home is serviced by scheme water and electric hot water unit. The home was built in the 1960's and consists of fibro walls and a tiled roof.

Other features:

- Double carport
- Window treatments
- Enclosed rear yard
- Front security door

This property is currently leased at \$250 per week with the potential to achieve more.

This home has so much potential to be a great family home, listed at just \$165K this property won't last long!

Viewings by appointment only - contact Faith on 0499 637 684 for more information.

MORE PHOTOS COMING SOON!

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. Please note the spa, oven, solar hot water system and evaporative air-con are not in working order.

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.