

Sold

## 32 Mitchell St, Merredin



### Charming Cottage Living

Spacious 4-Bedroom Family Home with Study/Nursery and Exceptional Outdoor Features.

Welcome to this charming 4-bedroom residence, complete with a versatile study or nursery, perfect for growing families. The front bedrooms feature beautiful pressed tin, adding a touch of elegance and character. The home boasts a well-appointed bathroom with both a shower and bath, catering to all your family's needs.

The spacious kitchen, equipped with an electric oven just three years old and a convenient dishwasher, opens up to a separate dining area. Enjoy cozy evenings in the large loungeroom, which includes a fireplace and ducted evaporative air conditioning, complemented by ceiling fans for year-round comfort. The 21 x 110w Solar panels help keep the costs down! (2.31KW)

Step outside to find a large rear patio, ideal for entertaining, and a spacious garden shed. The property also features a substantial 3-bay shed with power, a delightful child's cubby house, and a hen house. Stay eco-friendly with two rainwater tanks – one 2,500L and one 23,000L with a pump, ensuring ample water supply for the reticulated gardens and lush lawns.

This home is a perfect blend of comfort, functionality, and outdoor enjoyment. Don't miss the opportunity to make it yours.

 4  1  2  1,012 m2

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	1632
<b>Land Area</b>	1,012 m2

### Agent Details

Jess Corbey - 0895742917

### Office Details

Tony Maddox Real Estate  
100 Stirling Tce Toodyay WA 6566  
Australia  
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.

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.