

Sold

30 Duff St, Merredin



2 Bedroom Cottage

Whether you're a first home buyer or looking for an investment property, this charming 2 bedroom cottage has so much potential!

Currently vacant, but advertised for rent at \$300 per week.

Located on a 1012m2 block, the home sits at the front of the property, leaving you plenty of room to potentially build your dream shed. The whole block is a blank canvas – keep it easy care OR create your own oasis. Currently there is a single carport to the right of the home and front gates to enclose the yard.

The front porch is semi enclosed for your privacy, so you can enjoy your cup of coffee in peace.

On entry, the large front lounge room has hard floors for easy cleaning and leads into the largest bedroom. This bedroom has carpet and two built-in robe recesses for storage, plus a built in desk.

To the heart of the home is the long open kitchen / dining area featuring gas cooking, a small breaky bar and under bench storage.

Your second bedroom is located off the dining area and includes carpet and window treatments.

At the rear of the home, you step down into an additional room which has previously been used for storage, a study or work area. Here you have a concrete floor and rear access. The separate toilet is located off

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Price	SOLD
Property Type	Residential
Property ID	1638

Agent Details

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to the right-hand side.

To the left of the rear room, walk through your well-sized laundry with trough and washing machine recess (and room for storage), into the well-equipped bathroom. Your bathroom comprises of a corner shower unit and a vanity for storage.

The house is serviced by an evaporative air-con which was installed in early 2019. The 125l electric hot water system was installed in December 2023.

A garden shed is located on the rear verandah for ease of access and storage.

Please note the fireplace is not in working order.

To arrange a viewing, or get further information please contact Faith on 0499 637 684.

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