

Sold

## 6 Yorrell Way, Merredin



**Great investment! \$195,000**

**Current lease until 18th January 2025. The property is currently receiving \$230 per week.**

Get onto a great new listed investment or first home buyer with this well priced 3 bedroom 1 bathroom brick veneer home.

The house is set to the front of the block with comfortable room to the front yard to park cars and create a wonderful garden area. There is double side gates to the left side of the house for easy rear access.

On entry you enter into the large lounge room that features lino flooring for easy cleaning and a reverse cycle split system to help in the cooler & warmer seasons.

Walking directly into the shared dining room & kitchen. The kitchen features a upright gas stove/oven and has plenty of cupboard space and bench areas for adequate storage and cooking space. The kitchen & dining overlook the backyard and have the perfect amount of light throughout the day.

Down your passage way you have extra storage with the linen cupboard to start of the passage. All three bedrooms are accessible from the passage way and are all located to the front section of the house. These bedrooms are all queen sized bedrooms with space for wardrobes or desks for the kids.

🛏 3 🚿 1 🏠 688 m2

|                      |             |
|----------------------|-------------|
| <b>Price</b>         | SOLD        |
| <b>Property Type</b> | Residential |
| <b>Property ID</b>   | 1642        |
| <b>Land Area</b>     | 688 m2      |
| <b>Floor Area</b>    | 93 m2       |

### Agent Details

Jo Tarry - 08 9574 2917

### Office Details

Tony Maddox Real Estate  
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08 9574 2917



To the end of the passage is your bathroom that features a shower and vanity, with extra space for room to move when need!

The laundry has room for movement if anyone wanted to add extra cupboards for storage with rear access. The separate toilet is located in the laundry for ease and privacy.

The rear yard is a blank canvas and fully fenced. The clothes line is located close to the rear of the house and rear access door to the laundry.

Main details -

- Scheme water
- Electric hot water system
- Reverse Cycle split system air conditioner to the lounge room
- 688m2 block
- Fully fenced rear yard
- Blinds throughout to windows
- Water rates approx. \$1200 per year
- Shire rates approx \$1500 per year

**For more information or to arrange a viewing of the property please contact Joanne Tarry on 9574 2917 or [joanne@asktonym.com.au](mailto:joanne@asktonym.com.au)**

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