

## 64 Caw St, Merredin



### Functionality & Comfortable Living!

New to the market, this 3 bedroom, 1 bathroom home has lots to offer! The large, open driveway allows parking for not only multiple cars, but your caravan too, with the added benefit of gates to secure them. A sectioned off rear yard is perfect to potentially build your dream shed – this is fully fenced.

The large 1062m2 block has plenty of space for the kids or your pets to play. The gardens have been freshly mulched to assist in weed management, so you can spend more time doing things you love. The fruit trees to the rear include citrus and will provide plenty of fruit in the coming years. There are two huge olive trees that shade the rear yard and create a great sitting area, under the shade. There a new reticulation system through the gardens to help with the watering time and growth of all the new plants!

New grass is being established which will assist in cooling the house in the hotter months.

The rear patio is perfect for those who love to entertain as it allows all year-round comfort. The shutters can be opened to allow for a breeze or shut to keep the rain out. The ceiling fan is perfect for summer months. It has enough space for your table, pot plants and more. The added details of the potted colour and tropical plants (with a mister

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**Price** \$265,000  
**Property Type** Residential  
**Property ID** 1678  
**Land Area** 1,062 m2

### Agent Details

Faith Kelly - 08 9574 2917

### Office Details

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



system) helps create ambience.

The private front porch is ideal for enjoying your morning cuppa and watching the world go by.

Open plan living is a highlight of this home, offering great light and a well sized kitchen. The kitchen features a gas cook top and electric oven. The dishwasher is an added bonus to assist with further time saving! There is plenty of bench space, including a break fast bar area and a microwave nook.

There are three carpeted bedrooms all with good natural light. The rear room is serviced by a split system air-con.

To the rear of the home are your wet areas. The laundry has space for both a washing machine and dryer, plus storage for all your linen needs. Overhead cupboards are great space savers. Rear access to the patio is via the laundry.

Your functional bathroom has a large corner shower, vanity with storage plus an additional storage cupboard. The separate toilet is located off the laundry area.

Additional features:

- Evaporative air con throughout
- Serviced by scheme water
- Fresh coat of interior wall paint
- Electric storage hot water unit
- Garden shed

This home would suit the needs of just about everyone whether you're a first home buyer, investor, a family looking for a place to call theirs or you're looking for an easy care home to retire in.

Potential Rental value would be up to \$380 Per Week.

Contact Faith today on 0499 637 684 to arrange a viewing!

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