

Sold

## 9 Mcginniss Way, Merredin



### Impressive Family Home

Built in 2010 by T & R Homes, this impressive, modern 4-bedroom, 2-bathroom home is the perfect all-rounder property.

Located in a quiet street, the front of the home is private with the native and easy-care gardens which are all reticulated. A small, grassed area has also been established to assist in keeping the home cool.

The double carport is spacious with a concrete floor, located here is your solar inverter and hot water system for easy access. For your convenience, there is access via two gates into the rear yard – this is perfect to secure your caravan or additional cars. These gates also lead to the single powered garage measuring approx. 6m x 3m. Additional parking to the front verge for your guests.

One of the highlights of this property is the heart of the home that overlooks your dining area and flows into your theatre and additional living space. This area is very spacious and has double sliding glass doors which open to your large, full length patio area.

Your kitchen has an abundance of storage with both under bench cupboards, overhead cupboards and a large double door pantry. The gas stove top and electric oven, combined with your dishwasher, plenty of bench space and a breakfast bar, your kitchen is very well equipped and will not disappoint those who love to spend their time cooking up a

 4  2  3  855 m2

Price	SOLD
Property Type	Residential
Property ID	1687
Land Area	855 m2

### Agent Details

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### Office Details

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storm!

The well-sized theatre room features carpets and can be closed off to give it that cinematic feel.

The fourth bedroom is located off the front entrance hall (behind the master) and would be perfect for a nursery or study for those who work from home.

Your additional living space, located off the kitchen/dining area would be ideal for a sitting room, or kids lounge room. Or you might prefer this as an informal dining – the choice is yours.

Down the hallway, you have the laundry which has direct access via sliding glass door to the side of the yard where your clothesline is. The laundry is functional with bench space, cupboards, built-in trough and room for your washing machine (both front loader OR top loader), plus brackets to install your dryer on the wall to assist with space saving.

Your main bathroom is modern and practical with the ideal set up – the bath is separate to your shower! The vanity is full of storage options with cupboards, drawers and a nook to store towels or toiletries. The separate toilet is located off the hallway, as well as a large double cupboard for your linen.

Bedroom two and three are carpeted and both include full height, double built-in robes.

New blinds have been installed throughout the home for your privacy.

The home is serviced by a gas hot water system and reverse cycle air-con allowing all year-round comfort with heating & cooling throughout the house.

Additional features:

- Solar panels: 10Kva (4 x 2.5) batteries with 16 panels and a 7.5kw Inverter. You can save on the cost of living!
- 5 x wireless Eufy Security Cameras for your peace of mind. The app allows you to have eyes on your home 24/7.
- NBN connection
- Security screens to all external doors to assist in allowing that summer breeze through
- Fully enclosed rear yard with established lawn area
- Fruiting olive tree and young citrus trees which will provide fruit in the years to come, plus room to establish veggies
- Reticulated front and rear yards

Owners are willing to sell the beautiful furniture with the home at an additional price. An inventory list can be provided upon request.

Property in the current market would achieve up to \$520 per week should you be looking to secure your home now, but not quite ready to relocate.

The Shire of Merredin is situated approximately 260km east of Perth and is the major commercial and retail centre for the eastern wheatbelt. This home is only minutes from local amenities including IGA, Cinema, Subway, Mitre 10, Doctors Surgery and the Hospital plus many other eateries and services.

This home is move in ready and won't last long on the market! Enquire now to secure your private viewing with Faith on 0499 637 684.

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.

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