

## 4456 Chandler-Merredin Rd, Merredin



### 1950's Cottage with so much potential!

This home is located just 6 minutes from the local town center, on approx. 14 acres of land. Ideal for running stock or horses, you have fenced paddocks and a tac room, plus shelter/s. The property is on scheme water so running water to your troughs is no problem at all.

All the infrastructure to the home is located at the front of the block, allowing plenty of space for potential developments including further sheds. There is power located to the rear of the block also.

The main home consists of 3 bedrooms, plus a study. On entry, you walk off the front verandah into the front facing lounge area. Here you have a well-sized room with timber floorboards, a ceiling fan and a wood fireplace. This area wraps around into the heart of the home with the open plan dining / kitchen area. The timber floors also flow into this area and the hallway.

The kitchen compromises of a gas standalone oven/stove, a large corner pantry, and a pizza oven come fireplace. The fireplace is perfect for cooking up a storm on those winter days. The dining area has double French doors that grant access to the front verandah, and into the carport.

Your main bedroom is at the front and has lots of natural light. This room is carpeted and has a large 4 door built-in wardrobe.

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**Price** PRICE DROP  
\$529,000

**Property Type** Residential

**Property ID** 1688

**Land Area** 5.60 ha

#### Agent Details

Faith Kelly - 08 9574 2917

#### Office Details

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08 9574 2917



Down the hall, is a secondary bedroom with built-in robe and your bathroom. The bathroom includes a toilet, large vanity and separate shower.

At the rear of the home is an additional living area which may be perfect for the kids' lounge or games room. The third bedroom is off this area, as well as the study. The laundry includes a large trough with cabinet space, floating shelves and room for either your top loader or front loader washing machine. Via the laundry sliding glass door, you step into the large semi-enclosed patio area.

The patio is ideally set up for both winter and summer and is paved throughout. With the shade cloth enclosure, this allows for the summer breeze to flow through, and the pot belly fireplace will keep you warm in winter.

To the right of the patio area, there is a large cottage style garden area which is sectioned off from the remainder of the premises. Here you have a grassed area, bird aviaries, various garden beds and a cubby house for the kids. Pathways wrap around the garden beds and through the vines, creating a peaceful space to enjoy your downtime.

To the left of the patio, a large, shaded area connects the main house with the granny flat. The shade house is perfect for the green thumb with various garden beds and paved areas for your pot plants.

The granny flat is ideal for families who love to host guests. Via the front patio, walk inside through the sliding glass door. On entry you're greeted by an open plan kitchenette and living space. The L shaped bench space has storage, a double sink and a double electric stove top. Off the lounge is the bedroom which flows into the bathroom. Both the lounge and bedroom are carpeted for your comfort. The bathroom consists of a shower, toilet and vanity.

Behind the house is a large shed, measuring approx. 5m X 12m with plenty of space to store your tools.

Other features:

- The front driveway has two entrances to create a drive in/drive out feature for your convenience, with plenty of additional parking space
- Main home is serviced by gas hot water and evaporative air-con
- Flyscreens to front and rear door
- Solar panels to assist in keeping your costs low
- Septic's (so no huge fees!)

The property is currently tenanted until April 2025 at \$395 per week.

The Shire of Merredin is situated approximately 260km east of Perth and is the major commercial and retail center 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.

Please contact Faith on 0499 637 684 to arrange your private viewing!

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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