

Under Contract

## 22 Farrar Pde, Merredin



### Spacious Brick Home!

Build in the early 2000's this double brick home has room for the whole family!

Located in a quiet street, the home sits on a 1012m2 block with space to make the outdoors your own. The gardens are a blank canvas and await your personal touch.

The interior of the home welcomes you via the formal entry way which opens into your very generous open plan living area. This area is all tiled for easy cleaning.

Your spacious kitchen features a large, built-in pantry, plenty of bench space plus a breakfast bar. The oven is installed at a convenient height for those who love to cook. A dishwasher nook is a huge bonus, including the double sink. This area really is the heart of the home with so much space for the aspiring chef! Your kitchen also overlooks the spacious, carpeted lounge room: perfect for those who can multitask and watch TV or need to keep an eye on the kids.

From the loungeroom, you have access to the large patio via sliding glass doors. The patio is approx. 7m x 8m and perfect for entertainment in both the cooler and hotter months, OR you can park your car here. The patio wraps around into the long carport which facilitates up to 3 cars, plus the large rear yard has additional space for parking, or

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**Price** \$425,000  
**Property Type** Residential  
**Property ID** 1715

### Agent Details

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### Office Details

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storing your caravan.

The fifth bedroom (or study) is located at the front of the home, off your entry way. On your right is the carpeted, formal lounge room. This formal lounge room would be a great playroom if desired.

Through your arched doorway and down the hall, you have access to four bedrooms and the wet areas. To the front of the house is the huge master bedroom. Here also includes a large walk-in robe and ensuite bathroom. The ensuite features a shower, toilet and vanity for storage.

To the other end of the hall are the three minor bedrooms. All minor bedrooms have carpet and two include large double built in robes.

The main bathroom is well sized and features a corner shower, separate bath and a large vanity unit with plenty of storage space. The separate toilet is located down the hall.

Your laundry is off the hall and has a trough, space for your washing machine and dryer if desired as well as a large built-in cupboard for all your linens. Access directly to the exterior is via the glass sliding door.

This home has so much to offer for your growing family. With solid foundations, you can bring your own touches to the home with landscaping, a splash of colour or move in as is – the choice is yours.

Additional features:

- Blinds throughout
- Serviced by scheme water
- Solar hot water system

Contact Faith today to arrange your private viewing 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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