

Under Contract

## 22 Harling St, Merredin



### Rare gem!

New to the market, this property is a rare find! Located on the North side of town, in a great street, this brick veneer home is a fantastic investment opportunity.

Sitting on an 842m2 block, this property offers everything you need. Featuring a single lock-up garage with personal door to the rear, plus additional parking space on the driveway or in the front yard. Side access is available via the two gates on the left of the home which lead you directly into the patio area and rear yard.

Your formal entryway has access directly to your lounge area (right side) or down the passage (left side) to your bedrooms. The front facing lounge area is carpeted and wraps into your tiled dining area. This whole space is bright due to the abundance of windows – all which have blinds for your privacy. From the dining area, through the sliding door is your kitchen.

The kitchen has a U-shaped bench area perfect for the chef of the family. The electric oven & stove is free standing and a large build in pantry is located on the far wall. The double sink is very convenient, as well as having both under bench and over bench cupboards for storage.

Through the kitchen, you have access to the laundry area which has enough space for your washing machine, plus additional cupboards if

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<b>Price</b>	\$290,000
<b>Property Type</b>	Residential
<b>Property ID</b>	1731

### Agent Details

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desired. The laundry can be accessed from the kitchen or the hallway (which loops around again to your formal entry and living area).

From the laundry, you have access to your patio area via rear door.

Down the hallway are your three well-sized bedrooms. All rooms have carpets, window treatments and large floor to ceiling built in robes. All these rooms have large windows to let in plenty of light!

Your bathroom is off the hallway and is very practical with a separate bathtub, vanity for storage and a corner shower unit. Additional storage is available in the wall cabinet. Your separate toilet is located between the bathroom and laundry.

The rear yard is fully enclosed. The patio area is paved and great for entertaining.

The home is serviced by evaporative air-con and scheme water.

Additional features:

- Security screen doors to front and rear
- Gas heater to lounge area for winter months
- Window treatments throughout

Shire rates approx. \$2000 per annum

Water rates approx. \$1620 per annum

This property is currently tenanted at \$380 per week until the 4th January 2026.

The current return on investment is approx. 6.4%.

Contact Faith today on 0499 637 684 to arrange your 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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