

## 22 Snell St, Merredin



### Well-kept Family Home

Discover this well-kept 4 bedroom, 2 bathroom home located across the road from Tamma Parkland. With minimal neighbours, this area will be a quiet retreat!

The front yard boasts tidy gardens with easy care plants and reticulation. A large paved area is ideal for parking your caravan or additional cars. The driveway has space for further parking and access directly into your single garage. The garage has concrete flooring and a personal door, taking you straight to your rear yard. Additional access is via the personal gate on the right of your garage.

Your front porch overlooks the front yard and is perfect for your morning coffee. Your front door opens into a formal entry which veers off into your first, front facing bedroom on your left. This room has polished hardwood floors, a brand new split system installed late 2024 and plenty of natural light via the two windows.

To your right, off your entry is a long hallway with a large 3 door linen cupboard for all your storage needs. From this hallway you have access to the remaining 3 bedrooms, laundry, bathroom and the living area.

Your second bedroom is at the front of the home which is large in size and carpeted. Lots of light is let in through your double windows. The third bedroom is also carpeted.

 4  2  1  752 m2

<b>Price</b>	\$375,000
<b>Property Type</b>	Residential
<b>Property ID</b>	1734
<b>Land Area</b>	752 m2

### Agent Details

Faith Kelly - 08 9574 2917

### Office Details

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08 9574 2917



The main bedroom is to the middle of the home and features carpet and a 4 door built in wardrobe. The small walk-way leads directly to your ensuite bathroom. The ensuite has been updated with modern touches and is very functional with a vanity for storage, toilet and corner shower.

To the rear of the hall, the hallway steps down and you have access into your laundry. This space is tiled and of good size with a trough and plenty of room for your washing machine and additional storage if desired.

The main bathroom is very functional with a toilet, vanity for storage, separate bathtub and corner shower unit.

The best part of your home is yet to be discovered at the rear of the home where your family and kitchen areas are located. This generously spaced area has been renovated and is perfect for entertaining with its open plan layout. On the left is the beautiful kitchen with bench tops wrapped around two walls. With a fridge nook, electric cooking, corner pantry and conveniently placed oven, this kitchen is well designed. Added bonuses include the dishwasher to take the hard work out of your day, the island bench for additional preparation space and breakfast bar off your island. The kitchen over looks the dining/lounge area which is ideal for watching over the kids (or TV) while you cook! This area is serviced by a split system air-con.

The double French doors open to your rear yard which is easy care. There are three garden sheds, room to establish lawn and a paved entertainment area which has been semi enclosed for your privacy.

The home is serviced by scheme water, electric hot water unit and an evaporative air-con unit.

**This property is currently tenanted at \$410 per week until the 2nd September 2025.**

Water rates approx. \$1620 per annum

Shire rates approx. \$1750 per annum

Additional features:

- Front security door
- Window treatments to all bedrooms
- Solar panels
- 752m2 block
- Fully fenced rear yard

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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