

27 Pollock Ave, Merredin



Stunning renovated 4 bedroom home!

This beautiful home was renovated in 2022 with modern and contemporary features. Offering a great investment opportunity, this home is currently leased until 20th March 2025 at \$385 per week.

The front lounge (or dining room) welcomes you into this home and gives access to all points of the house. The hallway off the right leads to three well sized bedrooms all featuring hybrid waterproofed floorings and modern style robes. The hallway has a built-in linen press, perfect for all your storage needs.

Off the hallway, the bathroom features half height wall tiles with a glass panel corner shower, vanity and toilet.

To the rear of the home is your living area which has direct access via glass sliding door to your patio. Adjacent to the lounge area is also an additional room which would be perfect for a theatre or master bedroom with its large size, hybrid flooring and natural light from the front windows.

The living area flows into your sleek gully style kitchen. This very well-appointed kitchen will meet all your needs with no shortage of storage with both under bench drawers and cupboards, plus an abundance of overhead storage. The long benchtops provide plenty of prep space for the cook of the family, as well as the large 900mm gas stove top. The

 4  1  1  1,027 m²

Price	\$269,000
Property Type	Residential
Property ID	1751
Land Area	1,027 m ²

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electric oven is stored at a convenient height with a separate grill below it. A dishwasher nook is available next to the double sink which overlooks your back yard. Two skylights allow for additional natural light, on top of your recessed light fittings.

Through your kitchen, down the small hallway is the modern laundry consisting of stunning half height wall tiles, a bench with double cupboards and a large trough. An additional toilet is off the laundry area.

Stepping down from the rear hallway is a rear entry way, and another bedroom. Well sized, this room has tiles and a split system air-conditioner.

Lights throughout have been upgraded to down lighting. Timber look hybrid waterproofed flooring features throughout bedrooms and living areas of this home as well as reverse cycle ducted air conditioning. Ceiling fans are noted to most rooms throughout.

Concrete and paved open verandah space to rear connects to lockable garage to house. A double sink has been installed to the patio, perfect for the tradies to clean up before heading inside.

The 1027m² block is fully fenced and has access through colour bond double gates to the lockable garage.

Property features include:

- Land size = 1027m²
- Reverse cycle ducted air conditioning throughout
- Hybrid waterproofed floorings throughout bedrooms and living areas
- Two toilets
- Three separate living spaces (or one could be a 5th bedroom)
- Added cabinetry to laundry space
- Bathroom has glass corner shower setup with toilet
- Colourbond roofing
- Paved patio space to the rear
- Rear garage
- Electric hot water / gas cooking
- Off street secure parking

This home was renovated in 2022 to a high standard and would make a wonderful first home or investment.

Property is serviced by scheme water and reverse cycle ducted air-conditioning.

Enquire today or call Faith on 0499 637 684 to book your viewing!

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