

Under Contract

81 Haig Rd, Merredin



Quality Family Home

An Idyllic family home located in a great street with all you could possibly need!

Enter your front doorway off your front porch, into your home and be welcomed with hard floors and neutral colours. The front entrance leads into your two bedrooms which are both of good sized and features plush carpets, wardrobes and split system air-cons for your comfort.

Down the hallway you walk into your large, open plan living area. Your dining room is set to the middle of the home, adjacent to your kitchen and is serviced by a wood fireplace. Your kitchen is practical with under bench and over head storage, plus an island bench (with further storage). Additional features include a large fridge recess for a double fridge, a walk-in pantry (with built-in shelves) tucked behind the kitchen which also has exterior access to the side of the home. The oven is stored at a convenient height and includes a separate grill and gas stove top to the bench. Added bonuses include the dishwasher and ceiling fan.

To the right side of the home, off your dining area is a small hallway, perfect for storage which gives access to a 5th bedroom (or toy room / study) and your updated laundry area. The laundry is modern with

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Price \$499,000
Property Type Residential
Property ID 1753

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updated cabinetry and built-in trough with additional storage space to include your chess freezer or cupboards.

To the rear of the home is your large lounge area all with hard floors for easy cleaning and a large split system air-con.

An extension to the original home was built by Stallion Homes in 2022 which opened up the original rear door to include an additional two bedrooms, hallway, ensuite with walk-in robe and new bathroom and separate toilet.

The master bedroom, located on the left is large in size and features plush carpet, modern recessed lights and a split system air-con. Walking through the built-in robe gives you access to your well designed, modern ensuite bathroom. Featuring a walk-in shower, large vanity unit with storage and basin, plus a large bath perfect for relaxing after a long day. Additional storage space and separate toilet are located to the rear of the bathroom.

To the right side of the new extension features your 4th bedroom which is large in size, has plush carpet, a split system air-con and large double mirrored built-in robe – perfect for your nursery! The bathroom is modern and well set out with your vanity and separate shower. The separate toilet is located at the end of the hallway.

This home just keeps on giving with yet more to offer! The new extension also featured a semi enclosed alfresco area, accessed by the sliding glass door – with a ceiling fan, recess lights and place to install your flat screen tv! The alfresco opens up into a large patio – imagine your afternoons spent here with a beer in hand while overlooking your large lawn area. The lawn is all reticulated for your convenience. Various beautiful passion fruit vines assists in creating privacy from your neighbours. Easy care gardens have been created on the right of the patio with native plants and citrus trees – the two rainwater tanks will assist in lowering your water use bills. The personal gate gives direct access to your double carport area, located to the front of the home.

12m x 8m shed includes concrete flooring and power – your ideal workshop for tradies who operate their own business, or those who like to tinker at home.

Additional features:

- 1286m2 block
- Rear and side laneway access
- Additional fenced off area to the left of the home
- Solar panels to assist in saving in power bills
- Easy care front yard
- Additional parking to front yard
- Timber front porch for watching the world go by
- Rear access via double gates
- Window treatments throughout for your privacy

Shire rates approx. \$1450 per annum.

This beautiful family home speaks for itself and has so much to offer.

Contact Faith today on 0499 637 684 to arrange your viewing!

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