

61 Caw St, Merredin



3 Bedroom 1 Bathroom

3
 1
 3
 1,012 m2

Discover this 3 bedroom, 1 bathroom home with so much potential!

Upon entrance you have an open plan area which opens into the kitchen and a sitting area/entry way. The kitchen has been modernized with white cupboards and a large L shaped bench which also is a breakfast bar. Plenty of storage is available with both under bench and overhead cupboards, plus a tall pantry. Gas stove top and electric oven for your cooking and a large space for a double fridge.

The three bedrooms are off the entry way to your right. All include carpet and modern paint colours.

The bathroom has been updated with floor to ceiling tiles, vanity and a shower over the bath and is conveniently located right next to your bedrooms. A single linen cupboard is located in the hallway.

To the rear of the kitchen is the laundry space with trough. This area has additional space for storage if desired. The separate toilet is located off this area. External access via timber door is to the laundry, granting access to your large patio area.

A huge extension has been added in previous years to the rear of the house to create a separate living area. A split system air-con services this area for your comfort. Two exterior doors have been added for

Price	AUCTION
Property Type	Residential
Property ID	1769
Land Area	1,012 m2

Auction

Wednesday 30 April, 12:00 PM

Agent Details

Faith Kelly - 08 9574 2917

Office Details

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100 Stirling Tce Toodyay WA 6566
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rear/side access.

To the rear yard is a large, concreted patio area which over looks your blank canvas yard. Fully fenced, you can add your own touch.

A huge shed/workshop is located at the rear which has concrete floor, power and rear access off the rear laneway via sliding door.

Most of the hard work has been completed on this home and just needs some extra TLC to really bring it to life.

Additional features:

- Solar panels
- Singel carport to side of home
- Rear access via gate

PROPERTY WILL BE AUCTIONS ON THE 30TH APRIL 2025 AT 12PM

AUCTION WILL BE HELD AT THE TONY MADDUX REAL ESTATE OFFICE – 66 Barrack Street, Merredin WA 6415 at 12pm.

Please note property WILL NOT be sold prior to auction.

You must be aware that you will be purchasing the premises on an ‘as is where is’ bases and condition and the buyer will make no claim against the owner or owners’ representative.

A 10% deposit is required on the day and the balance must then be paid within 30 days.

Home open will be held on the 17th April 2025 from 12pm to 1pm – please register your interest prior to attending.

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.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.