

Sold

## 2 House At Second Avenue, Merredin



\*\*\* 3 bed x 1 bath house + 1 bed x 1 bath cottage \*\*\*



### Great Investment!!! 3 x 1 house & 1 x 1 cottage

In a quiet location this property is the perfect investment as it has the option of being rented out as a house, a cottage or both together or it is the perfect property for you and your parents or the teenage kids to live in!

The main house has two good sized bedrooms with built in robes and the third smaller bedroom is at the rear of the house. The lounge room features a fireplace and split system air conditioner. The kitchen has stainless steel bench tops and dishwasher and another split system air conditioner which blows through to the bedroom.

Neat bathroom with a shower over the bath tub and a large vanity unit for storage.

The laundry is external just off the back patio and has built in cupboards. Paved back patio area and chook pen in rear yard.

Solar hot water system to the main house.

PLUS behind the colourbond fence you will find the lovely little fully furnished 1 bedroom cottage. The cottage features a small lounge room / living area with built in storage units and TV cabinet. The bedroom includes a fan and built in robes. The bathroom is a very well set up

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Price	SOLD
Property Type	Residential
Property ID	460

### Agent Details

Jess Corbey - 0895742917  
Tony Maddox - 08 9574 2917

### Office Details

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with a corner shower and corner vanity unit plus a linen cupboard and also doubles as the laundry as it has its own washing machine taps and a washing machine.

Plus a small little study room at the rear of the cottage.

The cottage has a bull nose front verandah and small garden area and its own access into a single carport, also a small garden shed for storage.

Electric storage hot storage hot water system services the cottage.

This property is also available for rent as: the house only for \$350 per week or the cottage only for \$280 per week or both the house and the cottage for \$450 per week and in the normal busy rent market usually rents quite well.

Please note that viewings are by appointment only on Thursdays each week.

Please contact Tiffany or Tony at the office on 9574 2917 to arrange a time to view this property.

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