

Sold

## 8 Kitchener Road, Merredin



### Move in while you finish renovating!!!

In a great location this is one of those old beauties, the brick and tin heritage railway houses, with large jarrah floorboards, high ceilings and this one has the added on newer kitchen at the rear with family room and a newly tiled bathroom.

The front four rooms off the main entrance hallway all have floorboards and the old timber sash windows, all need a fresh coat of paint, polish the floors and some new curtains to bring them back to the beautiful old rooms these houses can provide.

The kitchen extension is to the rear with lots of built in cupboards, lino floors, built in electric oven, gas stove top and rangehood, dishwasher and open plan from the breaky bar into the rear family room where the fireplace is.

Large tiled laundry and the bathroom has rand new tiling around the bath tub and a new vanity installed.

The house is serviced by an evaporative air conditioner plus a split system air conditioner in the lounge room and the fireplace in the back family room and an instant gas hot water system.

Out the back is a large paved back patio area with built in brick BBQ

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<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	544
<b>Land Area</b>	1,373 m2

### Agent Details

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### Office Details

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and shadecloth sitting area where you could make a lovely garden.

Plus there is the rear shed / games room with roller door and personal door access and concrete floor and power and lights connected, this would make a perfect workshop, games room or man cave!

Also a small garden shed and small rain water tank in the back yard.

Fully fenced rear yard with back gates for laneway access into the rear section of the back yard as well as access from the front of the property into the front section of the rear yard (as the large block is split into two rear yard sections), single carport at the end of the driveway in the rear yard and lots of room for parking cars.

Owners want this sold, it's ready for someone to take over the renovations, you can live here comfortably whilst you keep working on it.

For viewings please contact us at the office on 9574 2917.

Private viewings will be by pre-arranged appointments only and you must attend the property with one of our Sales Representatives.

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