

Sold

## 35 French Ave, Merredin



**PUT THIS ON YOUR MUST SEE LIST!!**

**JUST REDUCED!!! DRASTICALLY REDUCED!!!**

Huge 3 bedroom, 1 bathroom house PLUS a 2 bedroom 1 bathroom  
Granny flat PLUS a 10 m x 7m powered shed with electric roller door  
PLUS a 7m x 10m open shed with power and concrete floor!!

You will want to see this property for yourself!

### THE MAIN HOUSE

The main house is at the front of the block and has a bitumen driveway leading to the single carport.

The front of the house has a neat and tidy verandah. There is a tiled entry way leading to the updated kitchen and dining area. The kitchen is completely updated and features a stainless steel under bench oven, electric hotplates and stainless-steel range hood.

Off of the dining area is the separate lounge. The lounge room is spacious and features a ceiling fan and split system air conditioner for year round comfort. Off of the lounge is a study which could also be used as a kids play area.

The master bedroom is a generous size and has a ceiling fan as well as ducted air conditioning, which is a feature throughout the home.

The second bedroom and third bedrooms are both double size and have built in robes.

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**Price** SOLD for \$275,000

**Property Type** Residential

**Property ID** 833

**Land Area** 1,012 m<sup>2</sup>

### Agent Details

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### Office Details

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The bathroom is bright and clean and features floor to ceiling tiling and a separate spa bath and shower.

Outside there is a fantastic outdoor entertaining area with bar and built in television – perfect for watching the football!!

#### THE GRANNY FLAT

The granny flat is at the back of the block and has a decent sized lounge room with a split system air conditioner. There is a light and bright kitchen with tiled floor and loads of bench and cupboard space. This kitchen also has stainless steel under bench oven with electric hotplates and range hood. The main bedroom has a split system air conditioner, built in wardrobe and direct access to the ensuite bathroom.

The second bedroom would suit as a spare room or study.

There is a separate laundry and toilet which makes this granny flat fully self-contained.

#### THE EXTRAS

Solar panels and inverter

Solar HWS

Rear lane access

2 x powered sheds with concrete floors

Gravel area between sheds for extra parking/storage

Dual driveways – one each side of the house.

Located on a quiet street close to two parks and the town pool plus Merredin College. This property would suit a large family, multigenerational living or a company needing employee housing.

Viewings are on Thursdays and by appointment. Please call us at the office on 9574 2917 to arrange an appointment. Weekends may be available for viewings subject to prior arrangement.

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.

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