

Sold

## 43 Duff St, Merredin



### Rough Diamond!

This cute cottage has a paved driveway leading to the double carport. The front verandah is neatly paved and overlooks the water wise garden.

Through the front door you will find a formal entry hall with the large lounge room to the right and huge master bedroom to the left. The lounge room features a with slow combustion fire and split system air conditioner and ceiling fan for year-round comfort. The master bedroom has high ceilings and a ceiling fan.

At the end of the entry hall is another long hallway with traditional Jarrah timber boards to the dado rail. This hallway leads to the kitchen, second bedroom and main bathroom.

The stand out feature in the country kitchen is the original Metters stove! There is also an electric stove and pine cupboards and buffet. There is plenty of room for a dining table, and there is even a split system air conditioner to keep you cool in summer.

The second bedroom and third bedrooms both have high ceilings.

The main bathroom has a shower over bath and updated vanity with plenty of storage. There is also a separate toilet and shower room.

Outside you will find a powered shed with concrete floor. There is an additional two garden sheds for extra storage. 2 x poly water tanks

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**Price** SOLD for \$90,000  
**Property Type** Residential  
**Property ID** 836  
**Land Area** 1,518 m2

### Agent Details

Jess Corbey - 0895742917

### Office Details

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provide ample rainwater for drinking or for watering the garden.

The approx 1518m<sup>2</sup> block is fully fenced with quality Colourbond fencing and has rear lane access to the back yard.

The property has scheme water, mains power as well as solar power connections.

If you would like to view this property please call me at the office on 9574 2917 and we will arrange a time to meet with you or we will be having home opens on the following dates:

- Saturday 27<sup>th</sup> July 2019 at 11:00am to 11:30am
- Thursday 15<sup>th</sup> August 2019 at 1:00pm to 1:30pm
- Saturday 31<sup>st</sup> August 2019 at 11:00am to 11:30pm
- Thursday 12<sup>th</sup> September 2019 at 1:00pm to 1:30pm

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.