

Sold

## 11 Aspland St, Merredin



### Cheap Enduring Rebuild!

Located on a quiet street with an uninterrupted bush block view opposite, this enduring rebuild could be your next investment!

The approx. 1046m<sup>2</sup> block size allows you access to the rear yard through side gates with plenty of space for you to add your own workshop shed or create the garden you have always dreamed of! The property currently is equipped with a single drive in carport and a tin garden shed.

Two of the three good sized bedrooms have ceiling fans and ducted evaporative air conditioning vents for future cooling potential. The property does come with a roof mounted cooling system and one wall mounted split system located in the front lounge room.

Lounge features a tiled wood fired open fire place and timber flooring. The eastward facing lounge room is ready for its new ceiling.

The kitchen, bathroom and laundry are basic 1950's style throughout service with a stand-alone upright gas oven and a large Rinnai electric flow hot water storage unit.

The approx. 1046m<sup>2</sup> block is fully fenced and has dual access to the rear yard.

The property has scheme water and main power connections.

Exclusively listed with Tony Maddox Real Estate - For all enquiries and

🛏 3 🗺 1 🚗 1

**Price** SOLD for \$45,000  
**Property Type** Residential  
**Property ID** 883

### Agent Details

Jess Corbey - 0895742917

### Office Details

Tony Maddox Real Estate  
100 Stirling Tce Toodyay WA 6566  
Australia  
08 9574 2917



to arrange a viewing please call Sharon Johnson on 0427 949 331.

If you are ready to remake this home and would like to view this property please call me on 0427 949 331 or 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:

- Thursday 14<sup>th</sup> November 2019 at 1:00pm to 1:30pm
- Thursday 21<sup>st</sup> November 2019 at 11:00am to 11:30pm
- Thursday 5<sup>th</sup> December 2019 at 1:00pm to 1:30pm
- Thursday 19<sup>th</sup> December 2019 at 1:pm 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.