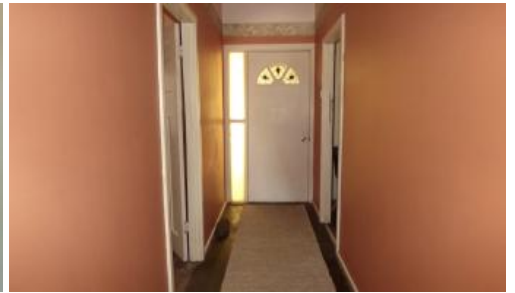


Sold

## 16 Duff St, Merredin



### Established 3 x 2

This little gem is up for grabs and has been reduced to \$89,000!

This hidden gem has been with the same owner since approximately 1982. Located close to the main shopping strip in Merredin on an 845m<sup>2</sup> block, this 3 bedroom 2 bathroom home is surrounded by trees and shrubs which have a notable cooling effect to the house and veranda areas.

An extra games room was built on to the front left side of the house which has separate lockable access via the front veranda. Wall sheeting was replaced with hardiflex early on. A tin carport is connected to the right side of the house allowing you access through glass sliding doors into the kitchen.

The arched hallway joins the front two bedrooms left and right both of which have timber floor boards and ducted air conditioning access. The large master bedroom leads to its own private study to one side and a walk in robe and ensuite to the other which is equipped with a shower, toilet and vanity. The second bedroom to the front of the house comes with matching wardrobes, dresser and bedside tables. The third generously sized bedroom is situated to the left of the loungeroom which is furnished with 2 large wardrobes and a matching tall boy.

The open and connecting loungeroom is the central hub of this home which features a stunning stone work open fire place and arched

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<b>Price</b>	SOLD for \$82,000
<b>Property Type</b>	Residential
<b>Property ID</b>	892
<b>Land Area</b>	845 m <sup>2</sup>

### Agent Details

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doorways. In the room you can retreat to the comfortable study nook or walk through to the elongated kitchen/dining area. This space is serviced with a massive near new wall mounted split system air conditioner which does a great job at cool the main living spaces!

The kitchen is equipped with a decent amount of cupboard and bench space as well as a built in pantry, large 5 burner gas stovetop and wall mounted grill, oven and microwave set to top it all off.

The walk through laundry features a built in linen press and separate toilet and leads to the light and fresh bathroom. This space features a separate private shower and bath tub.

The gardens throughout are well established and feature paved areas and walkways, limestone edging to some beds and a garden/wood shed. The undercover avaries are weather protected.

This hidden gem does need some TLC so if you have the time and the renovating urge this one is worth a view!

For all enquiries and to arrange a viewing please call the exclusive selling agents Tony Maddox Real Estate – Sharon Johnson on 0427 949 331.

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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