

Sold

## 12 Kitchener Rd, Merredin



### Charming Railway Home 4 x 1

This stunning 1377m2 property is picture perfect. Finished neatly with easy care drought tolerant gardens and a rear garage.

This 1920's fully renovated home is located within walking distance of the upgraded Merredin Hospital.

The functional kitchen has been fitted with a wall to wall benchtop work space along with both under bench and wall mounted cupboards as well as 2 tall kitchen pantries to either end of the space. The large gas 900ml stainless-steel free-standing oven is tucked away in the historical fireplace cove finishing off the kitchen with a fresh and spacious galley style appeal.

The two front bedrooms are freshly painted and are both fitted with plush carpet and their own wall mounted split system air conditioning units.

Directly opposite the kitchen is a third bedroom or formal dining room if you wish. This space is also finished with plush carpet and its own wall mounted air conditioning unit.

All three rooms are complete with window treatments and painted old world open fire mantels.

The timber floored passage takes you through to a central mud room which gives you access to two other bedrooms as well as the amazing

4 bedrooms 1 bathroom 1,377 m2

**Price** SOLD for \$210,000

**Property Type** Residential

**Property ID** 999

**Land Area** 1,377 m2

### Agent Details

Jess Corbey - 0895742917

### Office Details

Tony Maddox Real Estate  
100 Stirling Tce Toodyay WA 6566  
Australia

08 9574 2917



bathroom and rear garden.

To the left is a room that is suitable as a bedroom or study. Featuring painted face brick and hardi flex walls and finished with exposed timber beams and enclosed eaves to the ceiling.

Next to the bathroom is an added-on day room which would be perfect as a study space. It even has two functional sections of optimising storage space and white timber wall dados throughout.

The spacious bathroom is fully renovated with floor to ceiling format tiles to the shower and bath walls and is equipped with a floating vanity unit, toilet, glass corner shower and classic oval free-standing bathtub. The two high windows allow plenty of natural light in.

The separate large tiled laundry is fully lockable and features a carpeted laundry room where you can safely store items not wanted inside the main home.

The garage is located to the rear of the property. The floor has been concreted and the main access is via the large front roller door.

This property features a fully enclosed house area along with low maintenance gardens that allows for you to create your own peaceful sitting area near the house or under the trees.

This property is serviced with gas cooking and instantaneous hot water.

For viewings please call Sharon Johnson on 0427 959 331 to arrange an appointment.

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