

**22 Duff Street, Merredin, WA 6415**



**Sold House**

Saturday, 23 September 2023

22 Duff Street, Merredin, WA 6415

**Bedrooms: 3**

**Bathrooms: 1**

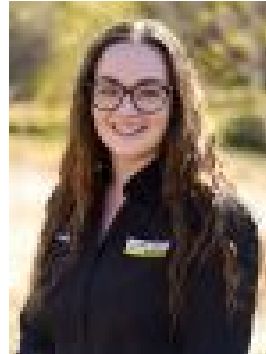
**Parkings: 5**

**Area: 846 m2**

**Type: House**



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## Contact agent

Get on it before its gone! The price has been reduced to get a quick sale on the property! Come and put your style into this original cottage home, with 3 large bedrooms & galley kitchen. Good sized bathroom with 2 toilets and a lovely verandah for entertaining with a large back yard to accommodate extra parking or entertaining. With established gardens all round the property for easy maintenance all year round. Easy to heat & cool and a new electric hot water system. With security screens to all windows & doors and a shed to the rear yard with double access gates. This home is located in a nice part of Merredin close to all amenities in town. This home is priced to sell in a fast growing real-estate economy! Great value for money with all offers presented to the owner. The house also comes with some select furniture. Shire rate are approx. \$1500 per year. Water rates are approx \$1100 per year. Land size 846m<sup>2</sup>. New electric hot water system. If you are interested in more information or viewing this magnificent property, contact Jo on 9574 2917! 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. Property Code: 1481