

# 4 Coronation St, Merredin, WA 6415



## House For Sale

Thursday, 25 January 2024

4 Coronation St, Merredin, WA 6415

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 1057 m2

Type: House



Faith Kelly

(08)95742917

**\$275,000**

This large home has so much to offer. Located in a quiet street, this 4 bedroom home sits on a 1057m<sup>2</sup> block. Park your car in the double carport in the low maintenance front yard and enter through the side gate to your large back yard where you'll find just about everything you need! Featuring a fully enclosed rear yard, large deck area and large grassed area. Raised veggie gardens for the green thumb with space to put more! A large shed which has rear access off the laneway and features two roller doors for ease of access. The front section of the shed is the perfect space if you work from home to set up a study or even a games room – it has already been sectioned off from the shed, and had additional doorways installed. Centrally located in the heart of the home is your updated kitchen. There is no shortage of storage space with a 3 door floor to ceiling pantry, fridge recess plus additional open shelving. The island bench is also a great breakfast bar area and features drawers for more storage. The large 900mm oven is ideal for cooking with electric oven and gas stove top. The kitchen opens up onto the dining area which has sliding door access to the large side deck. The well-lit front lounge room features carpets, a split system air-con for comfort and a gable ceiling. Window treatments are present in the lounge, dining, and kitchen areas for your privacy. The additional family area is an added bonus which would suit a games room or extra living area. Here you have a wood fireplace and access via the sliding door to a rear, private deck area. Off the living area is the main bedroom with a floor to ceiling wardrobe and carpets. The ensuite has been updated with a large walk-in shower, vanity unit and separate toilet. Down the hallway you have three additional bedrooms. All three have carpet and two include built-in robes. The main bathroom has a shower, vanity unit and separate bath. The toilet is separate, off the hallway. The laundry has recently had new cabinetry installed to create a mud room with a functional bench seat installed which has additional storage underneath. The large double trough is great for multitasking. The house is serviced by an evaporative air-conditioner which was replaced in February 2022. Scheme water and deep sewerage service the home, as well as a gas hot water system. 3kw solar panels assist in reducing your power bills! The property is tenanted until October 2024 at \$380 per week. Water rates approx. \$1560 per annum. Shire rates approx. \$1800 per annum. Contact Faith today to arrange a private inspection on 0499 637 684! 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: 1543