

# 4 Merrigig Way, Pearsall, WA 6065

## Sold House

Thursday, 17 August 2023



4 Merrigig Way, Pearsall, WA 6065

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 588 m2

Type: House



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**\$650,000**

A splendid opportunity for families or investors alike, this impressive family sized residence is new to market and sure not to last. This spacious 4-bedroom, 2-bathroom home is situated on a generous 588 sqm block, providing ample space for a growing family or a promising investment. Highlighted by a great sized kitchen overlooking the open plan family & meals areas as well as an ample sized, separate theatre room. Boasting a long list of features including:

- 4 double sized bedrooms - main bedroom offers a walk-in robe; minors all have double built-ins
- 2 bathrooms, ensuite with an oversized shower
- Separate theatre room with French doors
- Kitchen boasts gas hot plates, electric oven & a dishwasher
- Good sized family room with gas point
- Casual meals area
- Family sized laundry with walk-in linen
- Outdoor alfresco area under the main roof with adjoining pitched patio
- Ducted evaporative air-conditioning
- Double remote garage with internal access
- Easy care, reticulated lawn and gardens - imitation turf to the front yard
- Garden shed at the rear
- Gas storage hot water system - recently replaced
- Potential to park a small trailer etc next to the garage - opening is approx. 2.3m
- 588sqm block
- Shire rates: TBA
- Water rates: \$1,224.82 (22/23)
- NBN - Fibre to the Kerb
- Estimated rental return of \$650 per week