

4417 Bruce Rock-Merredin Road, Merredin, WA 6415

House For Sale

Monday, 15 April 2024

4417 Bruce Rock-Merredin Road, Merredin, WA 6415

Bedrooms: 3

Bathrooms: 1

Area: 1 m2

Type: House



Will Morris

0448415537

Offers to Purchase

Nutrien Harcourts Real Estate are pleased to present for sale 4417 Bruce Rock-Merredin Road, Merredin. A beautifully presented rural lifestyle property. Total land area of 1.76 hectares or 4.34 acres with general farming zoning. McGrath Homes steel framed transportable on concrete slab includes three bedrooms, one bathroom, office, lounge entry with tile fire heating, open plan kitchen/dining with local designer M & W Cabinets kitchen fit-out completed in 2023, internal laundry and ample storage spaces. New Rinnai gas storage hot water system and ducted evaporative A/C cooling. Brick paved verandas to all sides plus patio to North. Below ground fibreglass saltwater swimming pool is fully fenced and brick paved. Neat low maintenance garden and yard area with retic gardens and lawn. 3700L poly rainwater tank and galvanised garden shed. House yards fenced with colour-bond neet-a-screen. Boundary fencing is all new ringlock & plain wire on steel posts. Dirt drive way to 8m x 4.5m single roller door garage and 8m x 7m double carport. This property is ideal buying for a young family looking for room to grow or grey nomads wanting the peace and security of country living. Zoning allows for multiple expansion options and would be ideal for tradies or contractors based from home. Sealed Road to your front gate and only 4.5km from Merredin town centre. For Sale by Offers to Purchase closing 3pm Monday 10 June 2024 (if not sold prior). All enquiries to exclusive selling agents and inspections by appointment only. Phone Will Morris 0448 415 537 to discuss in confidence.