

**46 Pollock Avenue, Merredin, WA 6415**

*Elders*

**House For Sale**

Friday, 31 May 2024

46 Pollock Avenue, Merredin, WA 6415

**Bedrooms: 2**

**Bathrooms: 1**

**Type: House**



Steve Gregory  
0429874874

**\$165,000**

This 2-bedroom, 1-bathroom home is on a generous 871.3m<sup>2</sup> sized block and is priced to sell. This home is perfect for first-time buyers, small families, or investors looking for a solid rental opportunity. Why You'll Love It: This charming home offers a peaceful lifestyle with the added benefit of being close to Merredin Senior High School. The large block size and additional sheds provide ample opportunities for customization and expansion, making it a versatile choice for various needs. Land Rates - \$1334.36 per annum Water Rates - \$1303.44 per annum Don't miss out on this fantastic opportunity to own a piece of Merredin's real estate. Whether you're looking to settle down or invest, this property is sure to impress. Contact: Steve Gregory on 0429874874 to arrange a viewing or for more information.