

# 45 Merriman Drive, Yass, NSW 2582



## House For Sale

Thursday, 16 November 2023

45 Merriman Drive, Yass, NSW 2582

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 700 m2**

**Type: House**



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**\$649,000**

If you are looking for your first home or to add to your investment portfolio look no further than this brick home situated on popular Merriman Drive. Positioned to be the hub of the home, the electric kitchen is poised between both the formal living and casual dining and includes the convenience of a dishwasher. Three bedrooms, two with built in robes, share the updated bathroom. A rumpus room has the potential to become a fourth bedroom for the larger family. Reverse cycle air-conditioning and a slow combustion heater along with ceiling fans provide climate control. The large block is a blank canvas for you to create a garden to suit your lifestyle, whether that is a large lawn for children and pets or possibly vegetable gardens and chickens to complete the country move. Vehicle accommodation is provided with an attached garage. At A Glance Lot: 58 DP: 248285 Block Size: 700m<sup>2</sup> (approx.) •Three bedroom brick home on popular Merriman Drive. •Formal Living and dining with a slow combustion heater and RCAC. •Electric kitchen positioned to be the hub of the home and with the convenience of a dishwasher. •Three bedrooms, two with built in robe, share the updated bathroom. •Rumpus room which could be a fourth bedroom for the larger family. •Reverse cycle air-conditioning and a slow combustion fireplace along with ceiling fans to keep you comfortable year round •Spacious block with plenty of scope to landscape to meet your requirements. •Attached garage takes care of the vehicle accommodation.