

**39 Woolgar Ave, Merredin, WA 6415**



**House For Sale**

Tuesday, 7 January 2025

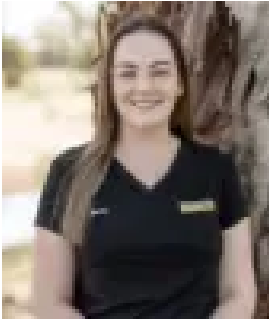
39 Woolgar Ave, Merredin, WA 6415

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Faith Kelly

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## Tidy Cottage - Great Investment!

This tidy 3 bedroom, 1 bathroom home is located on a quiet street and is set on a 971m<sup>2</sup> block. Entrance to your home is via the small front decked area which invites you into this cosy house, where you're greeted by an open living area which flows through into your kitchen. The living area consists of lino flooring for easy cleaning and window treatments for your privacy. The practical kitchen is equipped with a dishwasher, free standing gas oven and stove, bench space, under bench storage and overheads. This area is serviced by a split system air-con to assist in keeping you comfortable with both heating and cooling options. Off your kitchen and to the rear of the home is your laundry area which has access to the rear semi-enclosed patio via the rear door (which leads to your back yard). A separate toilet is located off the laundry. Off your lounge area, down the hallway are your three bedrooms and bathroom. A well located linen cupboard is in the hallway for easy access. The larger of the three bedrooms faces the front of the home and is very well sized. Two of the three bedrooms have carpet, while the third has lino flooring. All three rooms consist of both curtains and blinds. The bathroom has an abundance of light and has a vanity for storage plus a corner shower. The home is serviced by evaporative air-con and scheme water. A huge bonus is also the solar panels to assist with your electricity bills. The property is fully fenced, with the front yard also being fully enclosed with half height fencing and gates – no worrying about the kids or pets running away. A convenient drive through carport allows access to the rear yard also. The carpet has been paved with room for an additional car to be parked in front. Front and rear yards are easy care with minimal maintenance required. To the rear yard is a semi enclosed patio with 2 shade cloth walls and a concrete floor – perfect for entertaining all year round. A garden shed is available for storage. The property is currently tenanted at \$320 per week. Additional features include:- Front & rear security screens- Security screens to all bedroom & living area windows as well as the laundry and kitchen- All windows to bedrooms and living area have blinds & curtains Shire rates approx. \$1850 per annum Water rates approx. \$1560 per annum This property is a great investment with a return of approx. 7.5%, but would also suit a first home buyer or small family. Please contact Faith on 0499 637 684 to book your viewing! 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: 1730