



33 French Avenue, MERREDIN, WA 6415

33 French Ave – ONLY \$399,000

Spacious, Feature-Packed Family Home with Ultimate Comfort and Practicality

This beautifully maintained and impressively spacious residence offers the perfect blend of comfort, character, and functionality. Set on a generous block, it's a rare opportunity to secure a true family haven with every detail thoughtfully designed for relaxed living and entertaining.

Inside, you'll find multiple living zones to suit the modern lifestyle. The heart of the home boasts a radiant heat wood fireplace and 2 reverse-cycle air conditioners (in the lounge and dining rooms) ensuring year-round comfort. The huge dining room is perfect for hosting gatherings, comfortably fitting a 10-seater table with an additional nook area ideal for a piano, study, or reading corner.

All bedrooms are generously sized, with standout features throughout:

- One bedroom includes an adjoining office
- Another opens to a private side patio
- The master bedroom includes a built-in wardrobe, charming bay window, and electric roller shutters for privacy and comfort

The family-sized bathroom includes a double shower and an oversized bath, with the convenience of two toilets-one in the bathroom and another in the laundry.

The kitchen is both stylish and functional with a gas cooktop, electric oven, and dishwasher. Additional features include two storage cupboards, ceiling fans in all bedrooms, and a new electric hot water system.

Step outside and enjoy the fully equipped veranda with a working 4-person spa, a separate games room, and a double garage leading into a powered workshop.

The backyard is fully thought-out:

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: For Sale

INTERNET ID: 300P183193

SALE DETAILS

\$399,000

CONTACT DETAILS

Elders Real Estate

74 Mitchell Street
Merredin, WA
08 9041 6500

Steve Gregory
0429 874 874

- Central paved, fenced-in courtyard
- Rear section with 3 sheds (1 large, 1 small, and an older wood shed)
- Fenced chook yard
- Raised garden beds for your veggie patch
- Solar panels-providing enough power that the current owner hasn't paid a power bill since 2020!
- Owner open to renting back at market value, providing immediate returns
- Ideal for investors or families wanting to move in later

This is a well-rounded property perfect for families, hobbyists, or those looking for self-sufficiency and room to breathe.

Don't miss this rare opportunity to secure a home that truly has it all. Enquire today to arrange your inspection.

- Land Area 1,012.00 square metre
- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 2