



## 56 Caw Street, MERREDIN, WA 6415

### Perfect Little Down-Sizer with Quality Tenants in Place

Whether you're looking to downsize, invest, or enter the market, this tidy 2-bedroom, 1-bathroom home ticks all the right boxes. Set on a generous 1,062m<sup>2</sup> block, the property offers both space and simplicity in a quiet and convenient location.

Currently leased to exceptional tenants on a 12-month lease, it's an ideal set-and-forget investment opportunity with solid returns and peace of mind.

Inside, the home offers a comfortable and functional layout with three well-sized bedrooms, a central bathroom, and a welcoming living area. The large block provides plenty of space for a shed, garden, or future enhancements (STCA).

#### Property Highlights:

- 2 good-sized bedrooms
- 1 functional bathroom
- Spacious 1,062m<sup>2</sup> block
- Excellent tenants in place on fixed lease
- Ideal down-sizer, investment, or first home
- Low-maintenance and move-in ready

A fantastic opportunity for those seeking a low-fuss lifestyle or a secure investment. Properties like this don't last long-enquire today!

Call Steve Gregory on 0429874874 to arrange your viewing!

- Land Area 1,062.00 square metre

**TYPE:** For Sale

**INTERNET ID:** 300P184102

#### SALE DETAILS

**\$199,000**

#### CONTACT DETAILS

**Elders Real Estate**

74 Mitchell Street  
Merredin, WA  
08 9041 6500

**Steve Gregory**

0429 874 874

- Bedrooms: 2
- Bathrooms: 1
- Car Parks: 2