



## 5 Bower Street, MERREDIN, WA 6415

Positioned on the edge of town with the convenience of rear laneway access, this 3-bedroom, 1-bathroom home offers both comfort and practicality. Inside, the layout is functional and family-friendly, complete with the bonus of two toilets for extra convenience.

Step inside to a welcoming open-plan lounge that flows seamlessly into a modern kitchen, creating a central hub perfect for family living and entertaining.

Heading outside and you'll find a large entertaining area, perfect for weekend BBQs, celebrations, or simply enjoying the peaceful surrounds.

Out the back sits a 6x6 shed, ideal for a workshop, storage, or hobbies, with easy access via the back alley.

With its quiet edge-of-town location, generous block size, and versatile outdoor spaces, this property is ideal for first home buyers, investors, or those looking to enjoy the country lifestyle with room to move.

- Land Area 971.00 square metres
- Bedrooms: 3
- Bathrooms: 1

**TYPE:** For Sale

**INTERNET ID:** 300P184914

**SALE DETAILS**

**\$320,000**

**CONTACT DETAILS**

**Elders Real Estate**

74 Mitchell Street  
Merredin, WA  
08 9041 6500

**Steve Gregory**

0429 874 874