



40 Railway Avenue, MERREDIN, WA 6415

40 Railway Ave - Merredin Space, Versatility & Lifestyle on a Generous Block \$499,000

Set on an impressive 2731.62m2 block, this expansive 4-bedroom, 1-bathroom property offers space, flexibility and outstanding lifestyle appeal, perfect for families, dual-living arrangements or those seeking room to spread out.

The home features two well-designed kitchens and two separate living areas, providing excellent versatility for extended family living, guests or home-based opportunities.

A wrap-around decking area surrounding much of the home creates the perfect space to relax or entertain while enjoying the peaceful surroundings.

Outside, the property continues to impress with multiple sheds, ideal for storage, workshops or hobby spaces, along with established chook pens for those wanting a more self-sufficient lifestyle. Water tanks further enhance the practicality of this well-equipped property.

Offering privacy, functionality and an abundance of space both inside and out, this unique property presents an outstanding opportunity for buyers seeking something more than the ordinary.

Contact Steve Gregory on 0429874874 today to arrange your viewing times.

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: 300P190580

SALE DETAILS

\$499,000

CONTACT DETAILS

Elders Real Estate

74 Mitchell Street

Merredin, WA

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Steve Gregory

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- Land Area 2,732.00 square metres
- Bedrooms: 4
- Bathrooms: 1





