



## 9 Boyd Street, MERREDIN, WA 6415

### Solid Investment or Family Home

Located in a quiet residential area of Merredin, 9 Boyd Street presents a fantastic opportunity for investors or home buyers looking for a spacious and well-equipped property, making this an excellent chance to secure great value in a growing Wheatbelt community.

The home features four comfortable bedrooms, all carpeted, including a generous master bedroom complete with mirrored built-in robes.

At the front of the home, a spacious lounge and dining area welcomes you on entry and flows through to the kitchen, which is fitted with modern electric appliances and provides a functional space for everyday living.

Comfort is assured year-round with three reverse-cycle split system air conditioners providing both heating and cooling throughout the home. The property also includes an electric hot water system.

Outside, the home continues to impress with a sealed driveway leading to a double-length carport, offering plenty of protected parking. Adjoining the carport is a rear entertaining patio, creating a great space for outdoor gatherings. The backyard also features a large colour bond double garage shed with concrete flooring, lighting and power, ideal for storage, a workshop, or additional parking.

**TYPE:** For Sale

**INTERNET ID:** 300P193431

#### SALE DETAILS

**From \$350,000**

#### CONTACT DETAILS

**Elders Real Estate**

74 Mitchell Street

Merredin, WA

08 9041 6500

**Steve Gregory**

0429 874 874

Currently tenanted at \$450 per week to reliable tenants, the property offers immediate rental income, making it a solid addition to any investment portfolio.

With strong rental appeal, 9 Boyd Street is a property well worth your inspection.

- Land Area 791.00 square metres
- Bedrooms: 3
- Bathrooms: 1



