



## 12 Gamenya Avenue, MERREDIN, WA 6415

Prime 1,012m<sup>2</sup> Block with Rear Access - Walk to Town

**1,012.00 square metres,**

Positioned less than 1km from the heart of Merredin, this generous 1,012m<sup>2</sup> vacant block presents an outstanding opportunity for buyers looking to build, invest or develop. Offering both space and convenience, this well-located parcel is perfectly suited to those wanting to capitalise on a central location.

The added advantage of rear laneway access provides flexibility for a range of uses, including access for a shed, workshop or a well-designed dual entry layout. Surrounded by established homes and within easy reach of shops, caf  s and essential amenities, this is a rare chance to secure a sizeable block so close to town.

Property Features:

- Approx. 1,012m<sup>2</sup> level block
- Rear laneway access for added convenience
- Less than 1km to Merredin town centre
- Power and water services available nearby (subject to connection)

**TYPE:** For Sale

**INTERNET ID:** 300P194468

**SALE DETAILS**

**\$65,000**

**CONTACT DETAILS**

**Elders Real Estate**

74 Mitchell Street

Merredin, WA

08 9041 6500

**Steve Gregory**

0429 874 874

Whether you're ready to build your dream home now or secure a smart investment for the future, this property offers the perfect combination of location, size and potential.

Opportunities like this are becoming increasingly scarce-don't miss out.

Contact Steve Gregory on 0429 874 874 or email [steve.gregory@elders.com.au](mailto:steve.gregory@elders.com.au) for more information.

- Land Area 1,012.00 square metre