



102 Bates Street, MERREDIN, WA 6415

Prime Development Opportunity with Lifestyle Appeal!

Opportunities like this are rare - substantial landholdings in this location seldom come to market, especially with the flexibility to purchase separately or secure the entire package.

Positioned at the end of a quiet cul-de-sac and located less than 1 kilometre from the town centre, 102 Bates Street presents an outstanding opportunity for developers, investors, or buyers seeking a large lifestyle holding with serious future potential.

Set on a generous 1.59-hectare parcel, the property already offers excellent improvements, including a solid brick home featuring 4 bedrooms, 1 bathroom, and spacious living areas. Adding even more value is the fully self-contained 2-bedroom granny flat, complete with its own kitchen, living area, bathroom and laundry - ideal for extended family, guest accommodation or additional rental income.

Outside, the property is well-equipped with a large shed and plenty of room for vehicles, equipment or projects.

Need more land?

For only an additional \$546,000, secure a further 29,882.42m² adjoining the property. Perfectly suited for horses, livestock, or future subdivision and development (STCA), this creates an exceptional opportunity to expand your footprint or unlock the site's full

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: 300P198228

SALE DETAILS

\$699,000

CONTACT DETAILS

Elders Real Estate

74 Mitchell Street
Merredin, WA
08 9041 6500

Steve Gregory
0429 874 874

potential.

Buy separately or secure the whole package - the choice is yours.

Land parcels of this size, this close to town, are becoming increasingly hard to find. Whether you're looking to develop now, landbank for the future, or create the ultimate lifestyle property, this is an opportunity that demands attention.

Property Highlights

- Prime development potential (STCA)
- 4-bedroom brick home
- Self-contained 2-bedroom granny flat
- 1.59-hectare lifestyle block
- Additional 29,882.42m² available to purchase
- Less than 1km to the town centre
- Quiet cul-de-sac location
- Large shed/workshop
- Suitable for horses, livestock or future expansion

Contact Steve Gregory today to arrange your inspection and explore the potential of this unique offering.

0429 874 874 | steve.gregory@elders.com.au

- Land Area 1.59 hectares
- Bedrooms: 4
- Bathrooms: 1







