



## 98 Bates Street, MERREDIN, WA 6415

Spacious Lifestyle Opportunity – Only \$99,000!

**4,049.00 square metres,**

Here is your chance to secure a fantastic parcel of land in one of Merredin's most popular areas. 98 Bates Street, Merredin offers an impressive 4,049m<sup>2</sup> block with endless possibilities.

With Bates Street frontage, this generous block provides the perfect opportunity to build your dream home while enjoying the space and freedom of a large lifestyle property. Create your ideal setup with room for gardens, sheds, entertaining areas, pets and plenty of outdoor living.

Located in a quiet and sought-after area, this property offers the perfect combination of peaceful living and convenience, being only 2.4 kilometres from the Merredin town centre. Enjoy easy access to schools, shops, medical facilities and local sporting amenities while still having the space you've been searching for.

Whether you're a first home builder, looking for a lifestyle change, or simply wanting a large block with room to move, this property is well worth your inspection.

Property Features:

**TYPE:** For Sale

**INTERNET ID:** 300P198566

**SALE DETAILS**

**\$99,000**

**CONTACT DETAILS**

**Elders Real Estate**  
74 Mitchell Street  
Merredin, WA  
08 9041 6500

**Steve Gregory**  
0429 874 874

- Large 4,049m<sup>2</sup> parcel of land
- Bates Street frontage
- Quiet location in a popular area
- Ideal lifestyle block opportunity
- Plenty of room for a home, shed, gardens and outdoor living
- Only 2.4km to the Merredin town centre
- Excellent buying at just \$99,000

Large blocks in quality locations like this are becoming increasingly rare. Secure your piece of Merredin and start planning the lifestyle you've always wanted.

Priced at only \$99,000 - don't miss this opportunity!

Contact Steve Gregory today on 0429 874 874 for more information.

Developers take note!

Secure the opportunity to purchase up to 2.98 hectares (29,882.48m<sup>2</sup>) across multiple adjoining parcels, offering exciting future development potential (STCA).

Contact the agent today to discuss the possibilities and unlock the potential of this rare Merredin opportunity.

- Land Area 4,049.00 square metres

