



37 Third St, Merbein



### Ideal location with a view

This brand new home set on 1/2 acre is situated close to Merbein's township and sporting complex.

It offers great views over the Merbein Common and is the perfect opportunity for the first home buyer to enter the market, or the investor to add to their portfolio.

There are three spacious bedrooms, two with built in robes and the master bedroom offering a walk in robe and an ensuite.

The kitchen offers a large butler's pantry, stone bench tops, dish washer and a 900mm upright stove flowing into a large family open living area.

There is a separate lounge, with blinds and curtains throughout.

Other features include:

- Lead light windows
- Reverse cycle ducted heating and cooling
- Ceiling fans to bedrooms
- Fully fenced
- Retainer wall garden bed off veranda
- Paved all around
- Down lights throughout
- Decorative cornice
- 150m skirting boards
- 9 ft ceilings

This well-built home will not disappoint, book a private inspection today.

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<b>Price</b>	SOLD
<b>Property Type</b>	residential
<b>Property ID</b>	443
<b>Land Area</b>	1,926 m2

### Agent Details

Fred Goldsworthy - 0407 532 506

### Office Details

Merbein Office  
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