



42 Edmonds Street, Calingiri

\$225,000

Situated on a quiet street, this family 3 X 1 with office on a generous 1104m2 block offers affordable country living. Located in the peaceful town of Calingiri, approx. 150kms N/E of Perth and only a 30-minute drive to Toodyay, his property is ideal for new starters, families and retirees. The property is just minutes from the Sporting Club, Golf course, General store and Primary School.

The home features a modern kitchen with built in pantry, freestanding oven, dishwasher, island bench and attractive modern flooring throughout.

Other features include a fully renovated Bathroom, second toilet, built in robes in the master bedroom, office and built in linen storage.

The Fibro/iron home has a semi enclosed verandah to 3 sides with a low maintenance concrete floor, aluminium windows, Solar panels and Fujitsu R/C heating and cooling.

The property has a fully enclosed rear yard with caravan access, a single lock up powered garage/GP shed with concrete floor, and a garden shed.

This property is currently rented on a periodical tenancy term.

Property ID:	L25828453
Property Type:	House
Building / Floor Area:	120
Garages:	1
Open Parking:	2
Land Area:	1104.0 sqm

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The below ground pool is currently not in working order, for more information in detail regarding the pool and current tenancy please feel free to call.

Features-

- Affordable family home on generous 1104m2 block
- Solar Panels/Fronius Invertor
- Fujitsu R/C
- Fully enclosed rear yard with caravan access
- Single lock up powered garage/GP Shed
- Renovated Bathroom, additional toilet off Laundry
- Office
- Spacious semi enclosed verandah's-3 sides
- Close to General store, primary school and sporting club

For more Information or to book an inspection please call

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