







26 Kalix Elbow, Merriwa

A Move-In Ready Family Home in a Peaceful Cul-de-sac

Welcome to 26 Kalix Elbow, Merriwa —a fantastic opportunity for families looking for a spacious, well-presented and move-in ready home with plenty to offer.

Positioned on a generous 501m² block in a peaceful cul-de-sac with a welcoming neighbourhood feel, this 4-bedroom, 2-bathroom home has all the ingredients of a great family home, with comfortable living spaces, a fantastic outdoor entertaining area and plenty of room for the kids to play.

Inside, beautiful real bamboo flooring adds warmth and character, while the renovated ensuite and freshly painted interiors give the home a fresh and inviting feel.

Outside is where this property really shines. A large wrap-around undercover patio provides plenty of space for entertaining friends and family, while the established backyard gives the kids plenty of room to play. Four beautiful mature olive trees add character to the garden, while a garden shed provides handy additional storage. There's even a cubby house with swings for the little ones to enjoy.

4 2 2

FOR SALE
Please Call

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All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

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The extra-height double garage is another standout, providing excellent clearance for taller vehicles, roof racks or roof tents, along with room for additional storage or a workbench. With access to the backyard through both the garage and side gate, there's plenty of practicality here too.

Property Features:

" 4 bedrooms and 2 bathrooms
" Generous 501m² block
" Approximately 142m² of internal living space
• Renovated ensuite with waterproofing, new fittings, vanity and toilet
• Real bamboo flooring
• Freshly painted walls and door frames
• Large wrap-around undercover entertaining area
• Spacious backyard with plenty of room for the kids to play
• Garden shed for additional storage
• Extra-height double garage with additional storage or workbench potential
• Convenient backyard access through the garage and side gate
• Four beautiful mature olive trees
• Feature timber privacy fence
• New rear fence
• Cubby house with swings
• 5kW solar system and inverter
• Security screen mesh to windows and doors
• Wi-Fi controlled reticulation via the Holman Home app
• Main bathroom shower re-grouted with epoxy grout in 2026
• Recently replaced ensuite, bathroom and laundry taps
• Enclosed outdoor area suitable for pets or protecting a veggie or fruit garden
• Retractable undercover washing line for year-round use
• Professionally cleaned carpets and windows in September 2026
• New smoke detectors and electrical compliance certificate completed in 2026
• Up-to-date termite barrier and pest control

A Convenient Merriwa Location:

The location adds even more appeal, with schools, parks, local shopping and public transport all within easy reach. Local schools, and parks are all nearby, making this a particularly convenient spot for families.

You're also just a short drive from Quinns Beach, Mindarie Marina, Ocean Keys Shopping Centre and Clarkson Train Station, putting the coast, shopping, dining and transport within easy reach.

Move-in ready and packed with features for everyday family living, 26 Kalix Elbow offers a fantastic opportunity to settle into a great family home and make it your own.

Virtual Staging Disclaimer: Some images have been virtually staged for illustrative purposes. Virtual furnishings and décor are not included with the property. Digital editing may have altered the appearance of some physical features. Buyers should rely on their own inspection of the property to assess its actual condition, dimensions, fixtures and features.

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MORE DETAILS

Property ID	MS3HRD
Property Type	House
House Size	142 m2
Land Area	501 m2
Including	Study
	Air Conditioning
	Toilets (2)
	Floorboards
	Built-in-Robes
	Fully Fenced
	Remote Garage
	Liveability











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measurements shown are approximate

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