



31 Allum Green, Merriwa

Magical in Merriwa

This house has it all, nestled at the back of a quiet close, opposite Coldstream Park, a whopping 784sqm, multiple living areas and a stunning garden filled with fruit trees, herb garden and veggie patches including: lemon/mandarin and mango. Tomatoes, spinach, spring onion and lettuce. Basil, parsley, thyme, oregano and chives.

You'll be cooking up a storm in the renovated beautifully presented kitchen with gas cook top.

Family bathroom with a bath, large master suite and ensuite and vinyl flooring throughout the main living areas.

Beautifully presented throughout, the current owners have been here 13 years and loved it but a travelling adventure now awaits them! This home screams family, whether you are looking for more space now or a place to grow into, 31 Allum Green has it all!

What we love:

- Located at the back of a quiet close opposite parkland
- Fantastic access to freeway & minutes from shops & two highly regarded private schools
- Beautifully presented throughout with multiple living options
- Renovated kitchen with gas cook top

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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FOR SALE

UNDER OFFER by Katie Lawley

AGENTS

Katie Lawley

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AGENCY

LJ Hooker City Residential

(08) 9325 0700

 **LJ Hooker**

- Large master suite
- Family bathroom with bath
- Stunning garden and outdoor entertaining area with two sheds!
- Multiple fruit trees, veggie patches and herb garden
- Parking for two cars
- Large 783sqm block

Enquire now!

Rates:

Council - \$1,950 pa (approx)

Water - \$1,064.57 pa

MORE DETAILS

Property ID	3UZJFGJ
Property Type	House
House Size	136 m2
Land Area	783 m2
Including	Air Conditioning Floorboards Built-in-Robes Liveability

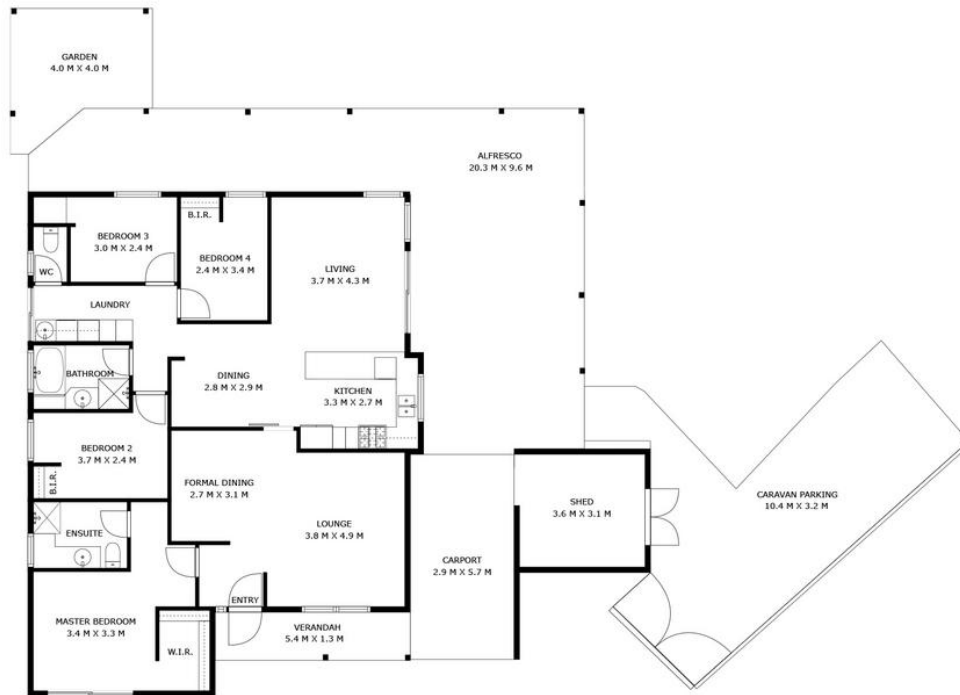
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LJ Hooker City Residential (08) 9325 0700

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Approximate Areas	
Internal Area	139m ²
Carport	17m ²
Alfresco	69m ²
Veranda	7m ²
Shed	11m ²
Total Lot Size	784m ²



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This floor plan is for illustrative purposes only. While every effort has been made to provide an accurate representation, all measurements & other information are approximation only.

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