

Just Listed



17 Drammen Elbow, Merriwa



## STANDOUT BACKYARD!

Nestled in a peaceful cul-de-sac in the heart of a well-connected and sought-after suburb, this immaculately presented 3-bedroom, 1-bathroom home is the perfect place to settle in and enjoy life. With updated interiors, generous outdoor space, and a thoughtful layout designed for comfortable living, this home ticks all the boxes.

From the moment you step inside, you'll notice the sense of space and warmth. A large front lounge greets you off the entry hall, complete with a security screen door for added peace of mind. Flowing through to the open plan living, meals and kitchen area, you'll find a stylish and functional kitchen that boasts modern stainless steel appliances, overhead cabinetry, a freestanding 900mm gas cooker, rangehood, dishwasher recess and plenty of bench space – perfect for both busy weeknight meals and weekend entertaining.

The home offers three well-sized bedrooms, including a generous master bedroom with a walk-in robe, while the contemporary renovated bathroom includes a shower-over-bath and vanity. There's also a separate laundry with stainless steel trough sink, separate WC, and a built-in linen cupboard for additional storage.

Step outside and the appeal continues – the backyard is a standout! With a large paved entertaining area covered by a patio, a lush lawn for the kids or pets to play, and easy-care gardens surrounding the space, this is outdoor living at its finest. A garden shed provides extra storage, while the single

3 1 1

**Price** \$600 Per Week

**Property Type** Rental

**Property ID** 31983

### Agent Details

Kristie-Lee Newnham - 08 9207 2088

### Office Details

Xceed Real Estate - Property Management  
Level 8, 3 Hasler Road Herdsman, WA, 6017 Australia  
08 9207 2088

**XCEED**   
**REAL ESTATE**

carport, extended paved parking bay, and long driveway allow for plenty of off-street parking.

**Features Include:**

- Peaceful cul-de-sac location
- Spacious front lounge room off entry hall
- Open plan kitchen, meals & living with reverse cycle A/C
- Renovated kitchen with 900mm gas stove, rangehood, and great storage
- 3 bedrooms, including main with walk-in robe
- Renovated bathroom with shower over bath
- Separate toilet and laundry with stainless steel sink
- Built-in linen storage
- Single carport plus extra parking and long driveway
- Large backyard with patio over paved area and lush lawn
- Easy-care gardens and garden shed
- Located on a 559sqm block close to parks, schools, shops & public transport

This home offers a lifestyle of comfort, space, and convenience in a quiet and private setting. Perfect for families, couples, or anyone looking for a quality home in a fantastic location.

Available: From 01/08/2025

Lease term: 12 months minimum

Please include a cover letter in your application.

**HOW TO BOOK AN INSPECTION FOR THIS PROPERTY:**

If you would like to book an inspection for this property, then simply scroll down past the description and click the 'Book an Inspection Time' button and select from one of the available times. 2 apply applications will be accepted once the property has been viewed. Home open dates and times are subject to change so it is essential you register so that we can keep you informed.

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*