

1 Hatton Street, Northam, WA 6401

House For Sale

Tuesday, 21 May 2024



1 Hatton Street, Northam, WA 6401

Bedrooms: 6

Bathrooms: 2

Parkings: 1

Area: 3916 m2

Type: House



Naomi Thomas
0419984356

\$430,000

An opportunity like this does not come along everyday. This unique property is situated on a 3,918m² block, adjacent to the Avon River. There is a Main Cottage with 1 bedroom, a study, spacious lounge room with a fireplace and ducted air conditioning throughout. Kitchen/dining area with a stainless steel stove and a wood burner. Sitting area in the passage, a semi ensuite off the bedroom, and a separate bathroom/laundry combined. In addition, there are Four Single detached rooms, numbered 1 through to 4. All units have their own sub meter for electricity as does the main cottage. The power is invoiced via Synergy as per normal terms. The units are semi furnished, have jarrah floorboards, security doors, hardwired fire alarms and reverse cycle aircons. All tenants in the units have access to a shared kitchen and ablution block. The kitchen features a fridge, oven, gas cooktop and other general kitchen utensils. The ablution block includes showers and toilet facilities, laundry area and a sauna. The kitchen and ablution block are serviced with a Solahart hot water system. There is a well situated swimming pool, plenty of parking to both the front and rear of the property, and an outhouse to the rear of the property. The property is only a short distance from the Northam shopping precinct which offers many great features including the Northam Railway Station, Coles, Woolworths, Aldi, Best n Less, Bunnings, Spud Shed and Reject Shop, many local cafes, taverns, Northam hospital with maternity ward, recreation centre, swimming pools and slide facilities. Do not miss this rare opportunity to invest in a wonderfully unique property that has maintained high occupancy rates for many years, and has so much on offer. Please call Naomi for further information on 0419 984 356. Shire Rates \$2533.33 approx per year. Water Rates \$1500.00 approx per year. Water is connected to mains water and deep sewerage is available. Property is located in the Flood Fringe. Zoned R15, subject to shire approvals. Disclaimer - Whilst every care has been taken in the preparation of this advertisement, accuracy cannot be guaranteed. Prospective purchasers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the Vendor or the agent and are expressly excluded from any contract. All information provided in the advertisement regarding boundaries/fences etc are an estimate only and the prospective purchases should make their own enquiries to ensure they are satisfied with their purchase.