

**11 Mitchell Avenue, Northam, WA 6401**



**House For Sale**

Friday, 26 January 2024

11 Mitchell Avenue, Northam, WA 6401

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 1511 m2**

**Type: House**



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## FROM \$484,950

Are you in search of a space where possibilities abound? Look no further! This heritage brick-built home is a treasure trove of fantastic potential, offering a splendid canvas for your dreams to unfold. From the moment you step inside, you'll be greeted by a beautifully presented and spacious living area, modern kitchen, and generously sized bedrooms that promise comfort. With a touch of creativity, you have the potential to convert the lower level into a multi-generational home, complete with a fully separate granny flat, accessible from the back. Key features include:

- Welcoming front verandah
- Loungeroom featuring a woodfire heater, seamlessly connecting the dining room and kitchen entry
- Kitchen/meals area with a split system air conditioning unit for perfect climate control
- Modern kitchen adorned with an island, farm-style sink, and stainless-steel appliances, including a dishwasher
- Front room with a separate door accessible through the verandah—ideal for a home office
- Master suite with built-in robes and an ensuite boasting a spa bath for indulgent relaxation
- Ample storage space throughout, ensuring everything has its place
- Jarrah floors, except in the kitchen/meals area
- Total of two bathrooms and three toilets, one thoughtfully designed for wheelchair accessibility and with a spot for a front loader washing machine
- Solar system with 18 panels and 3-phase power, contributing to sustainability and efficiency

Ground level:

- Versatile workshop and office space (4 rooms in total), ready to be transformed into a Granny Flat
- Double carport with lean-to storage, providing shelter for your vehicles and belongings
- Convenient laundry and additional storage room accessible via a corridor

Outside:

- Single garage/workshop with power
- Freestanding solar system (16 panels) connected to the air conditioning system in the main house, with space for two small cars underneath
- Abundant outdoor space, inviting you to unleash your creativity

Northam is a heritage town located in the Wheatbelt just an hour's drive from the Perth CBD. With stunning views, an amazing Avon River lifestyle and all amenities available, including a hospital, recreation centre and swimming pool, it is the perfect spot to settle into. To arrange an inspection or for more information, please call today.

Rates: Shire \$1746.00 per annum (estimate, incl. ESL) Water \$1525.99 per annum (estimate)

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