

**12 Selby Street, Northam, WA 6401**

**SaleByHomeOwner**  
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**House For Sale**

Wednesday, 24 April 2024

12 Selby Street, Northam, WA 6401

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 1135 m2**

**Type: House**



Sale By Home Owner  
1300609392

**\$359,000**

The phone enquiry code for this property is - 5994 Are you looking for a unique property that stand alone in what it offers? Large Man Shed, big block and antique solid home built in 1900, just waiting for the creative person with a vision to bring it back to its original presentation, to restore this 120 year old charming character home to its former glory. The shed sized at 9.4 meters wide by 8m long with a high roof. The size is ideal to keep your caravan or trailer safe and secure and protected from the elements. There is potential within the shed to create a living area, as it includes a fully lined room and wood heater. The sewer line and taps are close by. The land (or property), is an excellent size to accommodate the large shed, with plenty of room to put a unit or granny flat or both for the discerning designer as 1135sq meter block is zoned R30. Access to the rear of the property is excellent with sufficient space either side of the Home. Left side (west side) can have a feature charming picket fence about 1200mm away from the home and still leave approximately 4 meters from the fence for a driveway, allowing the possibility of achieving a green title. The right side (east) has generous opening for driveway access. The adjoining property of the west side features three blocks while the property on the east features two lots of four units. For comparison the west side block is currently on the market for over \$249k and is not subdivided and has no shed. Whereas the shed on 12 Selby has been valued at \$55,000 to \$75,000. Now the jewel of this property built in 1900 is the prospective adorable 'vintage' home. Renovation had been started but it is best for the new owner to put their personality into the home. Picture the facade on the home, (the street view) with a cottage garden in your colours of choice and enclosed by classy white picket fence at the front and going down the side. Yes the home does need considerable amount of work but the results will be like no other and the value should exceed expectation. There are materials available that will reduce the costs of renovating. This property had been described as having a good location, being close to schools and shops. Some of the features include the following: - There are three rooms to use as bedrooms but one makes a good study. Three living areas which can be altered to suit whatever you desire. To make for a cosy home it features two wood stove and two delightful open fire places. The coolness of the summers months is helped by the high ceiling. Notice the picture of this amazing, pressed tin ceiling. Certainly, eye catching rare feature, so charming. Features include: 2 bedrooms + study 3 living areas (one could be easily converted to another bedroom) 2 wood stoves for winter warmth and 2 open fireplaces Pressed tin ceilings and walls in some rooms High ceilings throughout Wide arched hallway Wooden floorboards Gas HWS and kitchen gas outlet New split system air conditioner in lounge 2 smaller air conditioners in bedrooms New smoke alarms and RCD switches Front internal walls of house have been freshly painted. Old chook pen down the back yard Fix the old room out the back and use it for a sleep out/hobby room. A massive shed with concrete floors, high roof, full lighting and plenty of power points throughout shed, wood slow combustion stove and a fully lined storeroom within the shed. A builder has estimated the value of shed/workshop with the concrete floor and fully powered is approximately \$55-k \$75k mark. Yes it needs a bit of work but look at what it comes with.. Already made 4 year old kitchen cupboards waiting to be installed, along with stovetop, range hood, sink, taps, oven, bench top,, toilet system, laundry trough, laundry and bathroom cupboards and hand basin. There is also a used ducted air con system with all ducting and 7 outlets available for installation. Wooden flooring is available for the kitchen and dining areas. There's also a mandarin tree and pomegranate tree, a water trough just outside the shed for your convenience. The property is on town sewerage. Picture it with a lovely white picket fence out the front and a colourful cottage garden. With a bit of TLC this property could be transformed into your lovely family home. For a private viewing please call