

1950 Northam-Toodyay Road, Dumbarton, WA 6566 

## House For Sale

Friday, 3 May 2024

1950 Northam-Toodyay Road, Dumbarton, WA 6566

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 1012 m2

Type: House



Steve Hill  
0407778462



Courtney Hughes  
0896225766

## Offers from \$270 000

**\*\* Disclaimer - The photographs accompanying this advertisement were taken prior to 2022 and serve as representations of the furnishings available for sale with the property. \*\*Who would have thought in this market that there would be a property located in the Shire of Toodyay but only 15 minutes away from Northam in this appealing price range? Tenanted on a periodic basis, achieving a rental amount of \$460.00 per week, yes, you read that right, \$460.00 per week presents an enticing home for those looking to invest in the Wheatbelt. Owner occupiers, not to worry! The property can be vacant upon settlement, offering the chance to make this tranquil cottage-style residence your own. Previously operating as a successful holiday accommodation achieving in excess of \$150.00 per night, the furnishings and electrical goods are included in this sale. Perfect for first home buyers, a furnished investment or to reignite the short stay accommodation operations. Built back in 1950, this home sits nicely in the middle of a 1012m<sup>2</sup> block of land zoned "light industrial". The land presents well from the main road with established plants and a horse-shoe driveway in the front making easy exit. There is an almost blank canvas in the rear yard, waiting for someone with a vision to make the garden's something great to pair with the existing workshop, rear access and free-standing carport. Step inside this home and you will find modern comforts of a split system air conditioner in the lounge room, wifi controlled light and fan combination to the 2 main bedrooms with an additional room that can be utilised as a third bedroom, office or formal dining. The possibilities are endless! A combined kitchen and meals with electric cooking and ample space is the heart of the home leading through to the rear vestibule that allows plenty of natural light and hosts the laundry, bathroom and separate toilet. With so much potential for your next savvy investment or the chance to own your own home in such an affordable price range, why wait? Pick up the phone today and call Courtney Hughes 0437 225 793 or Steve Hill 0407 778 462 to book your private inspection. As the property is tenanted with shift workers, we kindly request that you allow up to 72 hours notice for inspections.**