

213 Duke Street West, Northam, WA 6401

House For Sale

Thursday, 18 April 2024



213 Duke Street West, Northam, WA 6401

Bedrooms: 5

Bathrooms: 2

Parkings: 4

Area: 1220 m2

Type: House



Kyla Bramwell
0892023600

From \$569,950

Get ready to be wowed by this incredible gem nestled in the heart of a heritage town! With not one, but TWO homes on one block, this property offers the ultimate in flexibility and lifestyle. The front house boasts charming character features, including high ceilings and timber floors, while the rear house is a modern marvel with open-plan living and sleek finishes. With separate street access for each dwelling, you have the perfect opportunity to live in one and rent out the other, making mortgage repayments a breeze! Key features include: Main house • Living area with a split system air conditioning unit and ceiling fan • Modern kitchen with a dishwasher and a Euromade retro-style cooker • Front bedroom with a split system air conditioning unit • Two large minor bedrooms • Study plus sleepover • Renovated bathroom • A large patio plus the front verandah • 6KW solar system • Timber floor, high ceilings • 10 year old roof with R3.5 batts insulation • Original features • Long-term tenant, lease expires 25th of May with rent increase to \$425/week Rear house • Open plan kitchen/dining/living area with a split system air conditioning unit • Two good-sized bedrooms • Bathroom/Laundry • Patio and front verandah • Carport • Street access with gated entry • Only 10 years old Outside • Powered 6m x 9m workshop • Large 1220 sqm block • 2000l Rainwater tank for the rear house 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. Don't miss out on this rare chance to double your investment and unlock endless possibilities! **DISCLAIMER:** The contained description is for advertising and marketing purposes only. Every care has been taken with the preparation of the information supplied. We can not guarantee their accuracy and accept no responsibility for the results of any actions taken, or any reliance placed upon this document. All interested persons are advised to make their own enquiries & satisfy themselves in all respects. The particulars contained in the text are not intended to form part of any contract. Rates: Shire \$1900.00 per annum (estimate, incl. ESL) Water \$1525.99 per annum (estimate)