

# 24 Yalbaroo Road, Northam, WA 6401

## Sold House

Sunday, 13 August 2023



24 Yalbaroo Road, Northam, WA 6401

**Bedrooms: 5**

**Bathrooms: 1**

**Area: 870 m2**

**Type: House**

**\$230,000**

**\*\*\* UNDER OFFER MULTIPLE OFFERS PRESENTED \*\*\*** Completely renovated 5 Bedroom, 1 Bathroom home The home presents perfectly for a family requiring bedrooms, space or an astute investor (still high demand for rental properties) The home is spacious and comfortable. Formal lounge as you enter the front door. Good sized kitchen/dining area plus a massive second living/family area. The bathroom includes a shower/bath combine, vanity and wc. Step outside to a good-sized rear yard with an all weather patio. Walking distance to Avonvale School, Central Regional TAFE - Northam Campus and Northam Hospital. Opportunity for someone to call home or become a landlord. Contact Claire on 0407 086 156 to arrange an appointment. Currently tenanted until the 5th August 2023 (Tenant has given notice to vacate) Water Rates \$1500.00 per year approx Water is available and is connected to mains Sewerage is available and is connected to deep sewerage Land Size - 870m<sup>2</sup> Oven/Cooktop - Upright Electric Hot Water System - Electric Tenanted - Tenant paying \$300.00 per week. 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 purchasers should make their own enquiries to ensure they are satisfied with their purchase