

**248 Duke Street, Northam, WA 6401**



**House For Sale**

Tuesday, 2 April 2024

248 Duke Street, Northam, WA 6401

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 1230 m2**

**Type: House**



Steve Hill  
0407778462



Courtney Hughes  
0896225766

## Offers Over \$280 000

Your next real estate investment opportunity awaits or move right on into this property late May, 2024! Presenting a charming 1991 built home on a 1230m2 block, zoned R30, offering endless potential for subdivision or adding some new features to the already existing home. Enter into the large lounge room semi-open to the kitchen meals area, keeping the home climate controlled with the split system air conditioner. Down the hallway are 3 cozy bedrooms, a semi-ensuite bathroom with a separate toilet and laundry leading into the back yard. The yard is almost blank canvas awaiting your imagination to bring your gardening dreams to life with the added bonus of a wrap-around verandah - perfect for unwinding after a long day with a single carport to one side. Currently leased until May 2024 at \$350.00 per week, we do request 72 hours notice for any inspections. Contact Steve Hill 0407 778 462 or Courtney Hughes 0437 225 793 today to get booked in!