

# 253 Duke Street, Northam, WA 6401

## House For Sale

Thursday, 11 April 2024



253 Duke Street, Northam, WA 6401

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 1220 m2**

**Type: House**



Amber Keefe  
0400936247

## Offers Over \$295,000

This property is being sold "as is" which means building inspections can only be conducted BEFORE you make an offer not after. No "subject to inspection" offers will be considered. We have priced the property to sell "as is" and no warranty will be made as to working order. This solid brick and iron home is the perfect place to call home or would make a great investment. Situated on a spacious 1220 sqm block, boasting three generous sized bedrooms, one bathroom, formal lounge area, near new kitchen and dining area. This property offers plenty of room and great outdoor features. There is also plenty of parking space out front and rear access, whilst a covered patio at the rear encourages private outdoor entertaining. With off rear access and positioned on a large block, you do have the perfect opportunity whether to build a large shed or there is plenty of room to store your boat or caravan, this property is a rare find. Contact Amber Keefe to register your interest TODAY on 0400 936 247. Key Info: Water Rates: \$1,420.57 approx. pa. Shire Rates: \$1458 approx. pa. Zoning: R30 Year Built 1959 Land Size: 1220m<sup>2</sup>. 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 purchases should make their own enquiries to ensure they are satisfied with their purchase.