

# 4 Duke Street, Northam, WA 6401



## House For Sale

Thursday, 16 November 2023

4 Duke Street, Northam, WA 6401

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 915 m2**

**Type: House**



Lara Turnbull  
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Steve Hill  
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**\$347 000**

If location is something that is high up on your must have list then look no further than 4 Duke Street, Northam. It's so close to the town centre, train station for those commutes to Perth, 100m walk to a Primary School and a little further to the Recreation Centre. You can't go wrong. It was built back in 1950 and is a true testament to the Art Deco era and even still has some original features throughout with some modern touches. The uniqueness of it still shines bright. Walk into the 'L' shaped living area with a feature stone fireplace. This then flows into the kitchen that has been renovated in its time but still ties in with the theme. Two big bedrooms have French doors that lead to their own private dressing rooms which is perfect for the style lover of the house. They also could be used as office space as we know that working from home is becoming more and more popular. There is also another sleepout/bedroom towards the rear of the home. The bathroom has seen a new vanity in the past and there is a separate shower and bath which is perfect for small children. There's not 1, but 2 toilets - 1 on the inside and the other on the outside. There's a patio area out back to use for when it's time to wind down. The garage is surprisingly a drive-through garage so you could potentially make better use of the rest of the 915sqm block in future if needed. Currently, there is a Residential Tenancy Agreement in place on a Periodical Basis meaning that Vacant Possession could be granted if owner occupancy is needed. Otherwise, you have great, long term tenants that are paying \$280pw. In the current Rental Market, the property could potentially achieve a higher weekly rent amount. The Sales Team at Hollett & Lawrance are pleased to present this property to the market. One of the only properties of its kind currently For Sale in this price range. Why not purchase something with a little more character than the rest? Call Lara Turnbull 0437 225 793 or Steve Hill on 0407 778 462. As the property is tenanted, please allow 48 hours notice for an inspection request.