

# 40 Burgoyne Street, Northam, WA 6401



## Sold House

Sunday, 13 August 2023

40 Burgoyne Street, Northam, WA 6401

**Bedrooms: 4**

**Bathrooms: 1**

**Area: 964 m2**

**Type: House**



Lara Turnbull  
0896225766



Steve Hill  
0407778462

## Contact agent

We've lost count of how many calls we get a week asking if we have anything coming to market for under \$300 000 as it is slim pickings at the moment. You ask and we provide, welcome to the market 40 Burgoyne Street, Northam and what a very fair asking price of Offers Over \$290 000 you have. We just love when a Seller gets the family together to all pitch in to get a property market ready and that is exactly what has happened here which is highly evident when walking through. It's neat, it's tidy and it's ready for someone to move in. If low maintenance is an important feature which it is to many, you will love that a majority of the block has been either paved or bitumised (like the driveway) which isn't a cheap avenue to take. You might choose to sit out front on the porch for the morning cuppa that leads you to the front door but these days, it isn't unusual to not use the front door and mainly use the back door. Out the back door, is an extensive and inviting patio that will be hard to not choose over the front porch. Inside the home there are 3 bedrooms with the front bedroom having a reverse cycle split system, a cosy lounge in the front with a reverse cycle split system and a wood fire, a central kitchen with gas cooking and a reverse cycle split system, a bathroom, a vestibule area that leads into a 4th bedroom or sleep out and the laundry and separate toilet. Some of the backyard has been sectioned off as there was no use for it at the time but beyond that is a rear lane which can be used and could easily make better use of this area. You'll feel at extra ease with all windows having security screens which is another expense you won't have to spend after. Burgoyne Street is just a stone's throw from St Josephs Primary School, Northam Primary School, Jubilee Oval and the Rec Centre, so close to a lot of places. We believe this is going to make someone very happy for years and years to come, whether it's as their home or even as a long term investment. Call Lara Turnbull 0437 225 793 or Steve Hill 0407 778 462 for an inspection before the dreaded "Under Contract" pops up.