

**44 Knight St, Northam, WA 6401**



**Sold Residential Land**

Tuesday, 15 August 2023

44 Knight St, Northam, WA 6401

Area: 1293 m2

Type: Residential Land



Bob Davey

0417946713

## Contact agent

If you are looking for the ideal large block of land to build your dream home, this is the perfect one for your first home build or a family residence. Situated on the edge of Northam and is positioned to capture the fantastic views. This provides you the ideal opportunity to get in now before prices rise and secure yourself this 1293 square metre corner block offering: Want to save some money on your build? - No Demolition required - Minimal site works - Ready to build straight away! - No building time limit. - Located on the edge of Northam. - Level, cleared block for easy building Whether you are looking to build your next family home or perhaps an investment opportunity to maximise on the potential of the area, this block deserves your attention. Key Info: Water Rates: \$268.97 approx. Land Rates: \$1,110.00 approx. Zoned: Residential Land Size: 1293m<sup>2</sup> Serviced by: Scheme Water & Power available No deep Sewer Available. Within the flood fringe affected area. Flood fringe is the remaining area in the flood extents for the event that is not defined as either floodway or flood storage. Flood fringe areas are areas where development will not impact on broad flood behaviour due to alteration of flow conveyance and storage. Contact Amber or Bob on 9622 8499 to book your inspection Property Code: 1856