

44 Old York Rd, Northam, WA 6401



Sold House

Tuesday, 16 January 2024

44 Old York Rd, Northam, WA 6401

Bedrooms: 1

Bathrooms: 1

Parkings: 2

Area: 496 m2

Type: House



Bob Davey

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Contact agent

1 Bedroom plus Sleepout | 1 Bathroom | 2 Toilets | 496 square metre block | 2 Car Spaces | This beautiful home oozes character, charm and beauty. Enjoy the low-maintenance lifestyle every day or as the perfect holiday home – Don't delay, call today! This north-facing home boasts the character features you will love, including roaring high ceilings, traditional wood floors and lino flooring throughout, an original meta stove and heater, and a beautiful art-deco door connecting your living room and kitchen. While the inside of the home is a delight, the house's surroundings of a luscious and low-maintenance garden, filled with mature trees, fruit trees, artificial grass, and roses means that your morning coffee or afternoon picnic never looked so pretty! This corner home was constructed circa 1930, with brick construction and iron roofing. Modern features of the home include, a recently installed air-conditioning split system both heating and cooling positioned in the living room, ceiling fans throughout the living, master bedroom and kitchen, recently installed new window furnishings, LED lighting, ash effect laminate kitchen benchtop, Freestanding Smeg 900mm gas stove and electric oven. The large kitchen perfectly hosts you and your friends to enjoy each other's company while cooking your favourite homecooked meal. The well-sized sleepout which overlooks the gorgeous garden has wooden floors throughout. We feel this space would serve perfectly as an office, art room, games room or, let your imagination run wild! The naturally light-filled bathroom includes a shower, modern vanity with storage and toilet. An additional toilet is also located in the backyard. The enclosed patio connects from the back of the home to your outdoor garden retreat, laundry and garden shed. It's convenient corner positioning means the property also has access to the backyard from the side of the property.

WHAT YOU WILL LOVE ABOUT THIS HOME:

- 1930s character home with wood floors and high ceilings throughout
- Recently installed cooling and heating reverse cycle air-conditioning split system and ceiling fans
- Freestanding 900mm Smeg oven and stove
- Abundance of kitchen storage including, a microwave recess for seamless benchtop space and spice rack
- Low-maintenance artificial grass surrounded by luscious and fruiting lemon, mulberry and orange trees
- Installed and ready to grow raised vegetable beds – Start growing your vegetable garden you've always dreamed of!
- Garden shed and enclosed second toilet in backyard
- Gas bottles connected for cooking
- Electric hot water system
- Traditional glass stained art-deco door connecting the living room and kitchen
- Linen cupboard
- Security doors at both the front and back
- Only a 3 minute drive to some of Northam's favourite cafés including Rivers Edge Café and Lucy's Tearooms.
- 3 minute drive to Northam City Centre, including Woolworths, Coles, Aldi, Spudshed, Kmart Hub, Bunnings, Dôme, and an abundance of locally owned cafés and restaurants.
- Only an 8 minute walk to the Northam Country Club, where an 18-hole golf course, grassed tennis courts and state-of-the-art squash facilities are all at your fingertips!
- 4 minute walk to Northam Train Station

Rates & Local Information: Water Rates: \$950 approximately per annum Shire of Northam: \$1,300 approximately per annum This location and low-maintenance living offers an exceptional lifestyle opportunity or astute investment opportunity, this one won't last long! Call Bob Davey on 0417 946 713 or Morghan Breed on 0499 893 488 today for further information. Please note while every effort has been made to ensure the given information is correct at the time of listing, this information is provided for reference only and is subject to change.

Property Code: 1928