

# 9 Tamplin Street, Northam, WA 6401

## House For Sale

Tuesday, 30 April 2024



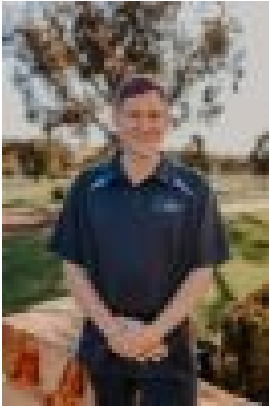
9 Tamplin Street, Northam, WA 6401

**Bedrooms: 3**

**Bathrooms: 1**

**Area: 1217 m2**

**Type: House**



Matthew Thomas  
0407674112

**\$399,000**

This 3 Bedroom, 1 Bathroom brick home has all the modern cons ready to move straight in! Perfect home for a small family or a couple looking to make their mark in the wonderful town of Northam. Modern kitchen with stainless steel gas oven, walk in pantry and two separate living areas. Living room area near the kitchen hosts the wood fire place while the other living area (lounge and dining) features a split system air conditioner. As you go through the rest of the home you are greeted with 3 bedrooms (2 including built in desks and wardrobes! Bonus!) The master includes a split system reverse cycle air conditioner to keep you warm on those chilly nights and to keep you cool in the blistering heat. You will be comfortable all year round! Multi access to the back yard with door from laundry and then a sliding door off the living area. If you thought this home couldn't get any better, the property also has solar panels to keep those pesky electricity bills down! The backyard is perfect for entertaining and to host the best BBQ's on the street! With a cubby house for the kids to keep occupied, and a large under cover patio for the adults to enjoy each other company. Shed which is powered. Rear access has been fenced off however can be reinstated at buyers expense. Perfect! To arrange a viewing please call Matthew on 0407 674 112 to make your dream a reality of owning your very own home! Water Rates \$1525.00 per year (approx) Water is available and is connected Sewerage is available and is connected Shire Rates \$1648.00 per year (approx) Zoned R15 Year Built 1976 Hot Water System - Electric Hot Water Sorry the evaporative is not working and will not be repaired. 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 purchasers should make their own enquiries to ensure they are satisfied with their purchase.