

# 15 Ord Street, Northam, WA 6401

## House For Sale

Monday, 1 July 2024



15 Ord Street, Northam, WA 6401

**Bedrooms: 4**

**Bathrooms: 1**

**Area: 1012 m2**

**Type: House**



Amber Keefe  
0400936247

## Offers From \$220,000

This property is being sold "as is where is" which means building inspections can only be conducted BEFORE you make an offer not after. No "subject to inspection" offers will be considered. We have priced the property to sell "as is" and no warranty will be made as to working order. This 4-bedroom 1 Bathroom home offers first home buyers and families alike a great opportunity to establish a foothold in the world of real estate at an affordable price. This property represents an exceptional opportunity for a buyer to transform it into a modern haven with your own style and taste. Come, envision your future at 15 Ord St Northam - the possibilities are endless! Conveniently located walking distance from so many essential amenities, there is little reason to get into the car on weekends. walking distance to Northam Senior High, Northam Primary School, St Joseph's etc. and main shopping outlets. On Sundays, you'll enjoy the ritual of strolling down to the Northam River or Bernard Park where many events take place and kids entertainment. Contact Amber Keefe to register your interest on 0400 936 247 or [amber@connectwa.com.au](mailto:amber@connectwa.com.au) Please note: The property is currently occupied, and reasonable notice will need to be given. More photos coming soon! Key Info: Water Rates: \$1,564.13 Approx. pa. Shire Rates: \$1,346.36 Approx. pa. Zoning: R30 Year Built: 1950 Land Size: 1012m<sup>2</sup> Serviced by Scheme Water, Deep Sewer and Power Connected. 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 purchases should make their own enquiries to ensure they are satisfied with their purchase.