

83 Gairdner Street, Northam, WA 6401

House For Sale

Tuesday, 25 June 2024

EARNSHAW

Real Estate

83 Gairdner Street, Northam, WA 6401

Bedrooms: 5

Bathrooms: 1

Area: 1343 m2

Type: House



Joanne Skirrow

0439289686

Offers From \$365,000

END DATE SALE: All offers presented to the owners at 2pm 9th July 2024, unless sold prior. If you've been on the lookout for a property bursting with promise where you can unleash your creative genius, this one absolutely brims with potential. Hello, corner block convenience! Here you've got 1,343 square metres of land with dual street frontage to play with, plus a fabulous house with loads of existing benefits, should you choose to renovate. If developing is on your wishlist, this R30 zoned land could gain approval for up to three sites - sell a block, build anew on another, and sit on the third until you're ready for the next big project! If you love the concept of retaining a slice of history and lovingly restoring this '40s home, you'll love the original floorboards and massive floorspace and, bonus, the makeover has already begun with a new kitchen with updated flooring. The bathroom awaits a fresh burst of creativity which will be a breeze with a second separate toilet. There are five bedrooms, a spacious lounge, and a sunroom which could be transformed into a great work from home space, with a little elbow grease and some design inspiration. If you are happy to keep home and work separate, it could be a great indoor play spot for youngens, a light-filled art space, or even a cosy home library. There's a fabulous wood burner for the chilly months and evaporative air con for when it warms up again. Can't wait to get your hands dirty on weekends? Check out the 12m x 6m powered shed with side access - this kind of room means you can go wild on the biggest DIY jobs. There's a bonus woodshed so you can maximise your workshop space plus 24 solar panels to offset energy costs. Features Include: • Renovator's delight on fantastic dual frontage corner block • 1945 built stump, Hardiplank & tin home with over 193sqm living space • 5 bedrooms • 1 bathroom • Sunroom/games room area at rear • Updated kitchen • Wood burner in lounge • Working evaporative air conditioning • 24 solar panels giving 5.6kw solar power • 12m x 6m powered shed at rear of block with crossover & side access from Lawley Avenue • Separate woodshed • Dual frontage with access from Gairdner Street & Lawley Avenue • Zoned R30 (Subject to Shire Approval there could be up to 3 sites on the block) • 1343sqm block While you're busy planning and prepping this fabulous block for whatever you've decided it will become, you'll enjoy the close proximity to the Northam Boulevard Shopping Centre, in fact, you can walk the 650 metres to Northam Village (or take a 2 minute drive!) featuring Coles and Aldi plus speciality stores and a café. The Boulevard is just over a kilometre away and is anchored by Woolworths and K-Hub. Speaking of a stroll, should you wish to take some time out and meander along the Avon River riverfront, it's literally a couple of blocks away. Have a coffee at the Dome, let the kids play at the park, and then grab something to cook for dinner in your updated kitchen at Woolies on the way back. With Mundaring townsite just 45 minutes away, you can get to wherever else in Perth you need to be via public transport. Such a great block with so many choices or a budget five bedroom home with plenty of living space for a growing family