

**22 Lyon Street, Northam, WA 6401**



**Residential Land For Sale**

Wednesday, 10 July 2024

**22 Lyon Street, Northam, WA 6401**

**Area: 1042 m2**

**Type: Residential Land**



Steve Hill  
0407778462



Courtney Hughes  
0896225766

**\$75 000**

We've noticed a recent trend where remote buyers (from Perth or the Eastern States) are snapping up vacant residential building blocks in Northam on launching to the market for sale and it seems the buyers are land-banking; buying for investment and holding for the future with no immediate development plans. Is this you? Jump in now, before others do, to secure this large, almost flat, 1,042 sqm lot. It has a wide 20m frontage and is zoned R30 so possibly has higher development potential subject to Shire or WAPC approval. The adjacent property at No 24 has two dwellings constructed on it evidencing the land's capability. Last financial year the property's water and sewer rates were \$928.44. Aerial power supply exists in the street ready to connect and water supply has a connection point at the front boundary. Check with Authorities regarding cost of connection to services. It's 800m to the Northam Recreation Centre. In another direction it's 800m to St Joseph's School. You'll love living in the Shire, Northam townsite in particular, a great commercial hub, good shopping, sporting facilities, a picturesque river in the centre, one set of traffic lights. And if you find yourself having to visit the Perth metro area, it's just 78km to the bottom of Greenmount to Midvale which generally can be driven in less than an hour. Don't delay. Call Steve Hill or Courtney Hughes today.