

**36 Old York Road, Northam, WA, 6401**

**Rural For Sale**

Wednesday, 14 August 2024



36 Old York Road, Northam, WA, 6401

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: Rural**



Tony Morgan  
0418900349

## **Charming Brick & Iron Cottage Located close to the Mortlock River.**

Three bedroom cottage with a white picket fence - located just a couple of hundred metres from the Northam country Club.

This appealing home has the following features: front veranda, entry with polished floorboards – as does the lounge.

There is a slow combustion wood heater and wall mounted reverse cycle air conditioner.  
The 'country style' kitchen has lots of cupboard space.

The bathroom offers a vanity and shower recess. The w.c. is separate.  
Manageable 582sqm block – easy to maintain and right next to the Mortlock River.

The garden is reticulated.

Just a short walk to the town centre and also in the Northam Primary School zoning.

Ideal property for a couple or first home buyer, investor and renovator alike.

Zoned R15 (Northam) Shire of Northam Scheme No. 6.  
No restricted or additional uses

Inspections by appointment. Please contact:

MICHAEL WATTS, Elders Real Estate York      0417 952 557  
TONY MORGAN, Morgan Sudlow & Associates 0418 900 349

Please Note: the adjoining landholding at 38 Old York Road is also for sale.