



11A & 11B Mudalla Road, NORTHAM, WA 6401

Duplex Investment Opportunity

Be quick with this one as it is rare for a duplex property to come on the market in Northam. Each side of the duplex includes one bedroom, one bathroom and open plan kitchen/living room space.

Mirror image in design, they present several options to a buyer. Live in one side and earn a passive income from the other side; buy and rent both sides out; or house your extended family providing private and separate living.

Divided into 11a and 11b both have a small porch and front door leading into the combined lounge, dining and kitchen. This room has been designed to maximise space with the kitchen cabinetry and oven occupying one wall and the rest open for furnishings. Windows front and rear allow for plenty of natural light and a split system air conditioner for comfort.

The queen size bedroom is accessed from the lounge and with front facing windows also presents as a light and open space.

The bathrooms each offer a shower, vanity and toilet and incorporate a laundry tub and

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TYPE: Sold

INTERNET ID: 300P105796

SALE DETAILS

\$198,000

CONTACT DETAILS

**Elders Real Estate,
Northam**

15 Peel Terrace
NORTHAM, WA
08 9622 6000

Maria Finnigan
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room for a washing machine.

Out the back door and both sides have fully fenced private yards with 11a also offering a garden utility shed.

With the rental market still seeing a shortage of well-presented properties this is a great time to consider what a property of this nature could offer you.

Call us now for more details and to discuss this opportunity.

- Land Area 769.00 square metres
- Bedrooms: 2
- Bathrooms: 2
- Car Parks: 2





