



## 45 James Street, NORTHAM, WA 6401

### Family Home with Views of Mount Ommaney

Tucked away at the end of a quiet cul-de-sac, this four-bedroom, one-bathroom home enjoys a lovely outlook towards Northam's well-known Mount Ommaney â## a local landmark worth the drive to the top to take in sweeping views of this growing regional town.

Just over an hour from the Perth metro area, Northam offers excellent services, a welcoming community, and a lifestyle that's hard to beat.

Step through the charming picket fence and into a spacious living area, where the front lounge flows into an open-plan dining space.

Off the dining area, a small study or craft room leads directly to the very generous king-size master bedroom, while a second well-sized bedroom is also conveniently located off this space.

The light-filled kitchen features modern cabinetry, electric oven, cooktop and rangehood, making it a practical hub for family living.

**TYPE:** For Sale

**INTERNET ID:** 300P185346

#### SALE DETAILS

**Over \$449,000**

#### CONTACT DETAILS

**Elders Real Estate,  
Northam**

15 Peel Terrace  
NORTHAM, WA  
08 9622 6000

**Sharon Johnson**  
0418 958 651

Towards the rear of the home, you'll find two further bedrooms (double and single in size) alongside a central bathroom with shower and vanity, plus a separate toilet and laundry.

Outdoors, gives access to a large carport and into the fully fenced backyard â## a safe and private space for the whole family.

For those who love to tinker, the powered Colourbond workshop/garage is a real standout.

With plenty of room inside and out, this home offers a comfortable lifestyle in a peaceful yet well-connected location.

All inquiries to exclusive selling agents Elders Real Estate

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- Land Area 1,066.00 square metre
- Building Area: 139.00 square metres
- Bedrooms: 4
- Bathrooms: 1
- Car Parks: 2
- Single garage
- Single carport















