



## 17 Riverside Outlook, NORTHAM, WA 6401

### Executive Home with Long-Term Lease – Prime Northam Location

Set on a generous 857m<sup>2</sup> block and built in 2015, this quality double brick and tile residence offers modern comfort, space and a superb investment opportunity within the Shire of Northam (zoned R15).

The home features four well-proportioned bedrooms, all carpeted and fitted with built-in robes. The master suite is thoughtfully designed with a large walk-in robe, private ensuite complete with glass corner shower, separate toilet and vanity.

At the heart of the home is the open plan kitchen and living area, creating a welcoming space for everyday living and entertaining.

The kitchen is equipped with 900mm electric cooking appliances and a corner pantry for ample storage.

Two separate carpeted lounge rooms provide flexibility for family living, media space or a home office.

**TYPE:** For Sale

**INTERNET ID:** 300P192580

#### SALE DETAILS

**Offers over \$649,000**

#### CONTACT DETAILS

**Elders Perth**

Level 2, 195 Great Eastern Highway  
BELMONT, WA 08 9422 2444

**Sharon Johnson**  
0418 958 651

Additional features include:

- Double under-roof car garage with electric roller door
- Split system reverse cycle air conditioning
- Solar system for energy efficiency
- Quality double brick and tile construction
- Quiet and sought-after Northam location
- Plenty of space to build a large shed
- Positioned close to the picturesque Avon River

Conveniently located just minutes from Coles, Aldi, Woolworths, cafes, restaurants, schools and town amenities, with easy access to Midland (76km) and Perth Airport (85km).

This executive property is an ideal choice for the savvy investor, currently leased to excellent company tenants until 30th November 2027 at \$600 per week.

Buy now, secure your future, and let the tenants pay down your mortgage - with the option to move in later and avoid future price rises.

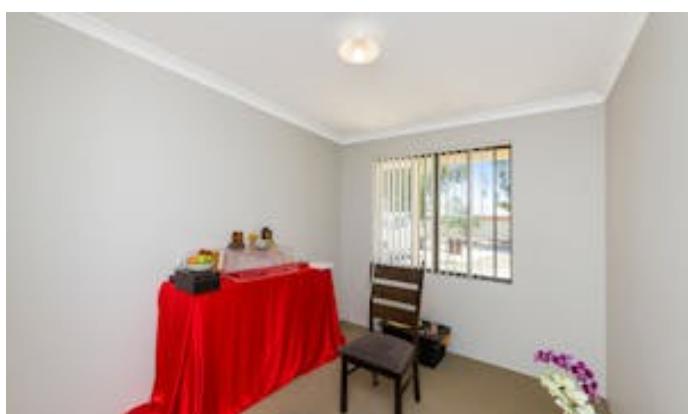
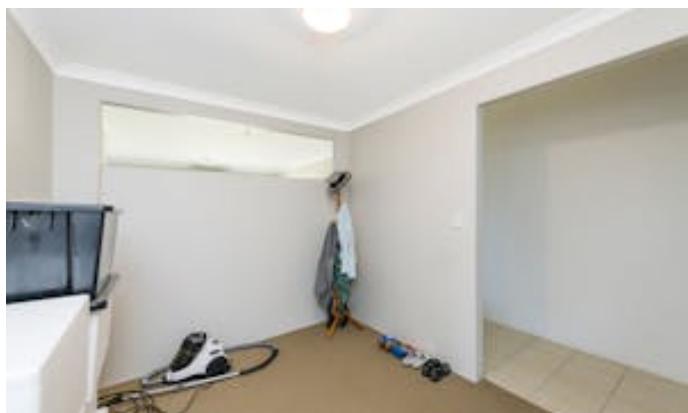
A rare combination of quality, location and long-term security - this is an opportunity not to be missed.

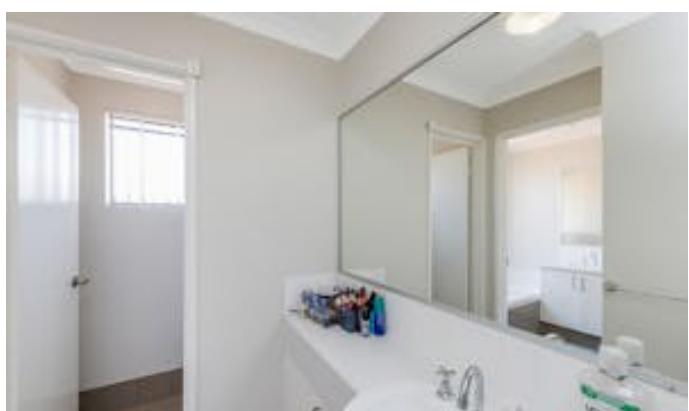
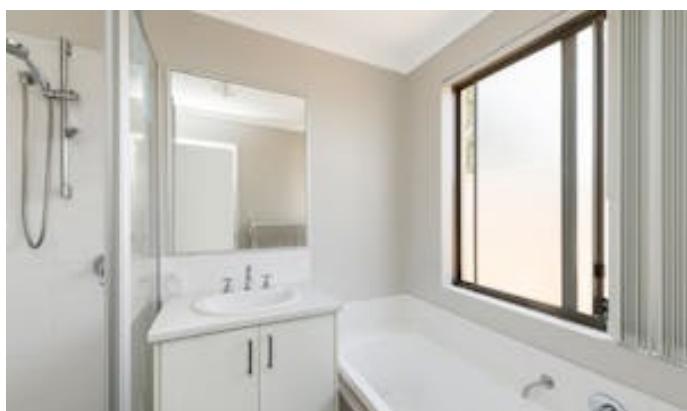
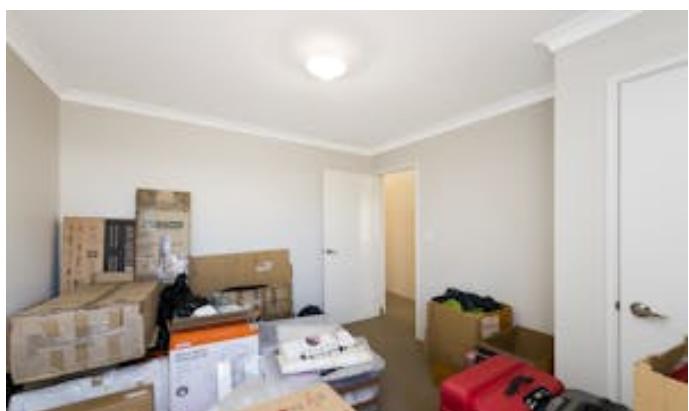
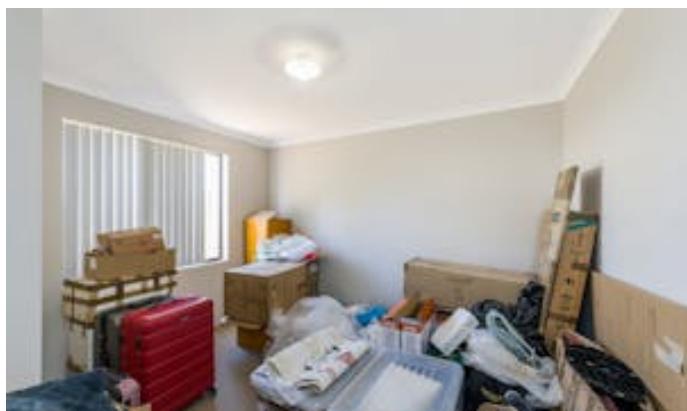
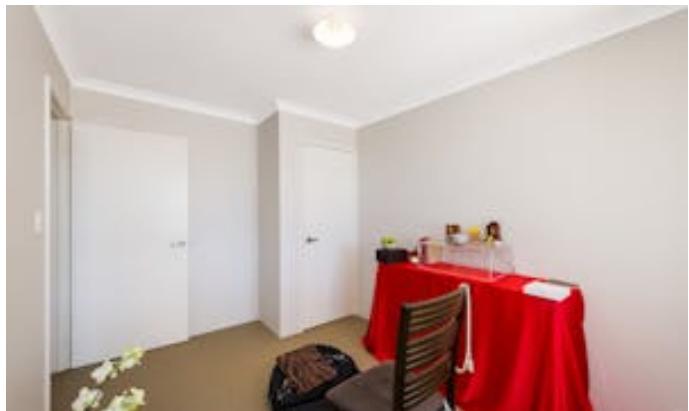
All inquiries to exclusive selling agents Elders Real Estate

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- Land Area 857.00 square metres
- Building Area: 155.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 2
- Double garage











House	155.5 m <sup>2</sup>
garage	32.7 m <sup>2</sup>
Verandah	3.5 m <sup>2</sup>
Alfresco	12.0 m <sup>2</sup>
<b>TOTAL AREA</b>	<b>203.7 m<sup>2</sup></b>

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 final drawings& Authority Approvals