

14 Byfield Street, NORTHAM, WA 6401

Invest, Develop or Landbank – R30 Zoned Opportunity on 1,039m²

Positioned in a convenient location within the Shire of Northam, this solid brick and tile home presents an outstanding opportunity for investors, developers, or buyers looking to secure a large parcel of land with future potential.

Built in 1962 and currently leased to an excellent long-term tenant at \$540 per week until March 2027, the property offers immediate rental income while you plan for the future.

Inside, the home features three bedrooms and one bathroom, with a bright and welcoming lounge room filled with natural light. Timber-look flooring and split system air conditioning provide comfort and style, while the adjoining kitchen and dining area offers gas cooking along with ample under-bench and overhead cupboard storage.

Two of the bedrooms feature plush carpets, and all bedrooms are fitted with ceiling fans. The fresh bathroom includes a vanity and shower over bath combination. Additional practical features include instantaneous gas hot water and a solar power system to help reduce energy costs.

TYPE: For Sale

INTERNET ID: 300P196315

SALE DETAILS

Offers over \$499,000

CONTACT DETAILS

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Outside, you'll find a paved patio area, a small garden shed, and a substantial rear yard with plenty of room for a large workshop or shed (subject to relevant approvals).

Set on a generous 1,039m² block and zoned R30, the property may offer future subdivision or development potential (subject to Shire and WAPC approvals), making it an attractive proposition for those seeking to maximise long-term value.

Property Features:

- Solid brick and tile construction (1962)
- 3 bedrooms, 1 bathroom
- Light-filled lounge room with timber-look flooring
- Split system air conditioning
- Combined kitchen and dining area
- Gas cooking and ample cupboard storage
- Ceiling fans to all bedrooms
- Instantaneous gas hot water system
- Solar power system
- Paved patio area
- Small garden shed
- Large 1,039m² block
- R30 zoning with future development potential (STCA)
- Currently leased at \$540 per week until March 2027

Conveniently located within walking distance of St Joseph's Primary School and close to Northam's shopping, medical, dining and recreational amenities. Situated approximately 80km from Midland and 87km from Perth Airport.

Secure a quality investment today while positioning yourself for tomorrow's opportunities.

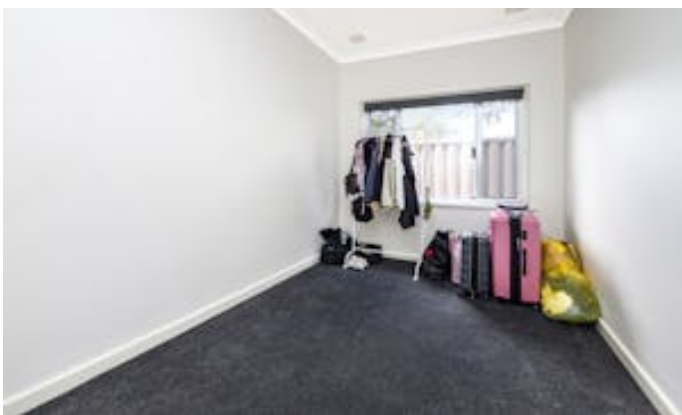
This version is written to appeal to both investors and developers, which should help broaden your buyer pool.

All inquiries to exclusive selling agents Elders Real Estate

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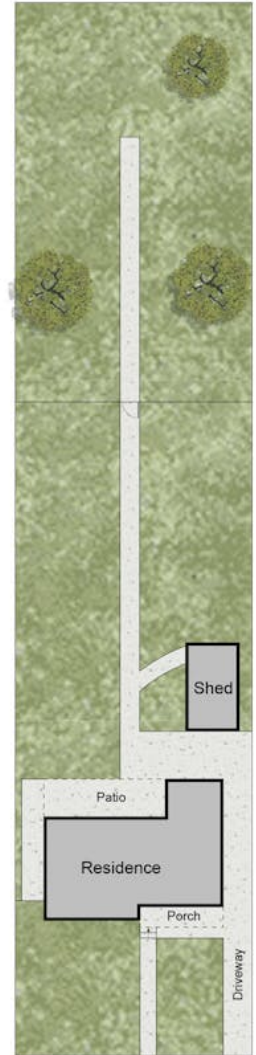
- Land Area 1,039.00 square metre
- Building Area: 108.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 2











Internal: 85.6 sqm
 External: 49.8 sqm
Total: 135.4 sqm

The site and floorplan are not to scale. Dimensions are approximate.