

17 Yalbaroo Road, NORTHAM, WA 6401

Investors & First Home Buyers – Don't Miss This One!

Positioned on a generous 911m² block and freshly updated throughout, this spacious 4-bedroom, 1-bathroom home offers comfort, convenience, and excellent value for families, first home buyers, and investors alike.

Originally built in 1958, the home combines classic charm with modern improvements, creating a move-in-ready opportunity in a highly convenient location.

Step inside to discover two separate living spaces, including a welcoming front loungeroom and a generously sized rear games room – providing plenty of space for growing families to relax, entertain, or create the perfect kids' retreat.

The updated kitchen offers electric cooking, ample cupboard storage, and a functional layout designed for everyday living, while the renovated bathroom adds a fresh modern touch.

Comfort and practicality continue throughout the home with security screens fitted throughout, ensuring peace of mind for the whole family.

TYPE: For Sale

INTERNET ID: 300P196367

SALE DETAILS

Offers over \$595,000

CONTACT DETAILS

Elders Perth

Level 2, 195 Great Eastern
Highway

BELMONT, WA

08 9422 2444

Sharon Johnson

0418 958 651

Outside, you'll love the expansive rear patio area overlooking the enclosed backyard
â## perfect for entertaining guests while keeping children and pets safe and secure.

A large 6.1m x 6.1m Colourbond shed provides fantastic storage or workshop space for tradies, hobbyists, or extra vehicle parking.

Conveniently located within walking distance to Northam Senior High School and only moments from all major town amenities including Coles, Woolworths, Aldi, caf s, restaurants, and Bunnings, this property delivers an easy lifestyle with everything close at hand.

Plus, with Midland just 79km away and Perth Airport approximately 86km away, commuting is made simple.

Whether you're a first home buyer looking to take advantage of Government incentives or a savvy investor seeking a solid addition to your portfolio, this property is well worth your attention.

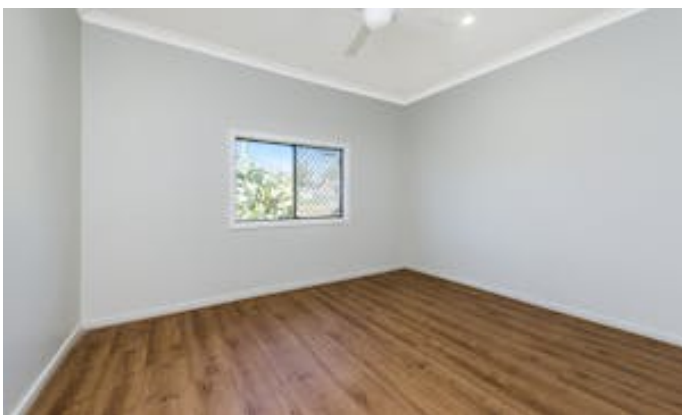
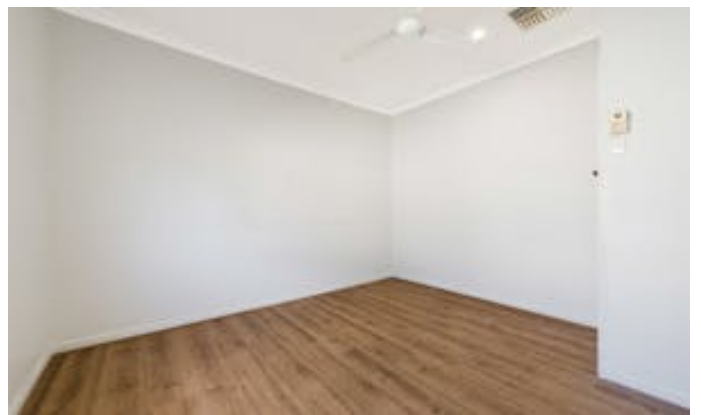
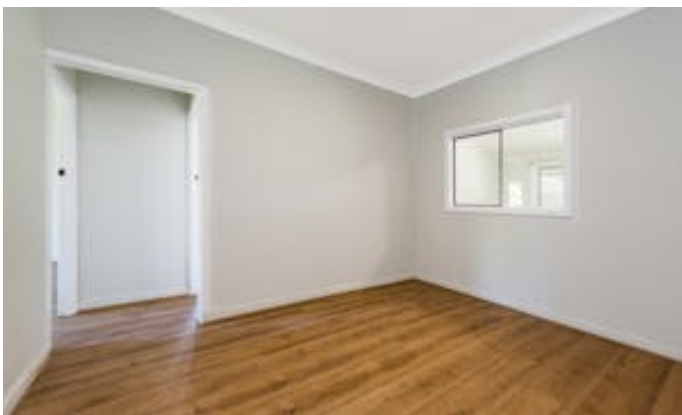
Currently advertised for rent at \$700 per week, it also presents an attractive investment opportunity with strong rental appeal.

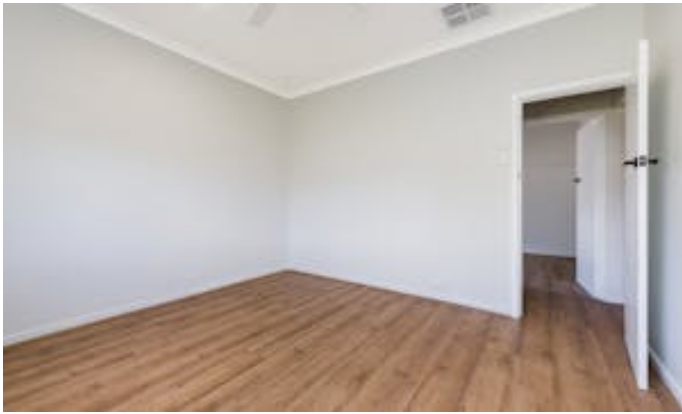
All inquiries to exclusive selling agents Elders Real Estate

Sharon Johnson | 0418 958 651 | Sharon.Johnson@elders.com.au

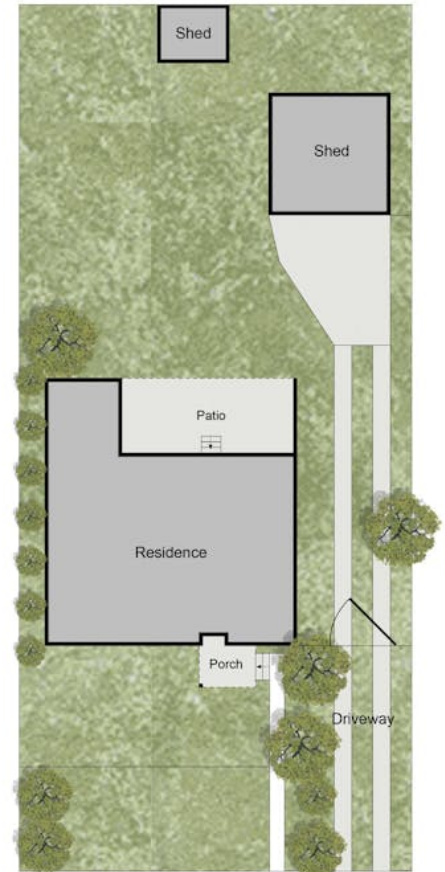
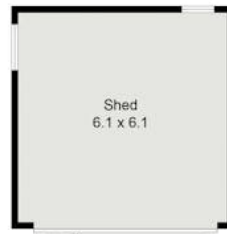
- Building Area: 142.00 square metres
- Bedrooms: 4
- Bathrooms: 1
- Car Parks: 2











Internal: 142.3sqm
 External: 81.2 sqm
Total: 223.5 sqm

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