



37 Goomalling Road, NORTHAM, WA 6401

Affordable Home with Views, Shed & Investment Appeal

Positioned on a fully fenced block within the Shire of Northam, this solid brick and tile home offers comfortable living, low-maintenance appeal, and excellent potential for first-home buyers, investors, or those looking to expand their property portfolio.

Built in 1969, the home features three bedrooms and one bathroom, with carpet throughout creating a warm and inviting feel. The spacious front lounge room is the perfect place to relax, complete with a slow combustion wood fireplace for the cooler months and a split system air conditioner for year-round comfort.

The refreshed combined kitchen and dining area offers practical functionality with gas cooking and ample space for everyday family living.

The bathroom is well-appointed with a corner glass-panel shower, separate bathtub, and vanity unit, catering to both convenience and comfort.

Outside, the easy-care gardens provide a low-maintenance lifestyle, while the large rear yard offers excellent space for children, pets, or future improvements. Vehicle access from the driveway leads through to the backyard where you'll find a useful shed

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: For Sale

INTERNET ID: 300P196802

SALE DETAILS

Offers over \$539,000

CONTACT DETAILS

Elders Perth

Level 2, 195 Great Eastern
Highway

BELMONT, WA

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Sharon Johnson

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for storage or workshop use.

Enjoy the benefit of great views, a peaceful setting, and convenient access to local amenities, all while being located just 84km from Midland and approximately 91km from Perth Airport.

Additional features include:

- Solid brick and tile construction
- Built in 1969
- 3 bedrooms, 1 bathroom
- Slow combustion wood fireplace
- Split system air conditioning
- Combined kitchen and dining area
- Gas cooking
- Fully fenced block
- Rear yard access
- Shed
- Easy-care gardens
- Zoned R15
- Located within the Shire of Northam

Whether you're entering the property market for the first time or searching for a valuable addition to your investment portfolio, this property presents an opportunity not to be missed.

All inquiries to exclusive selling agents Elders Real Estate

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

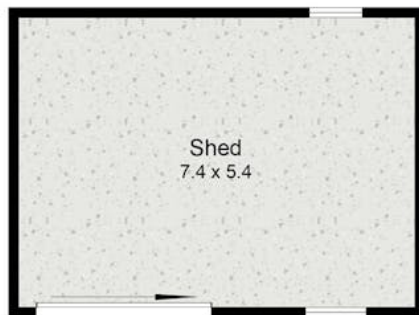
- Land Area 850.00 square metres
- Building Area: 114.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 2



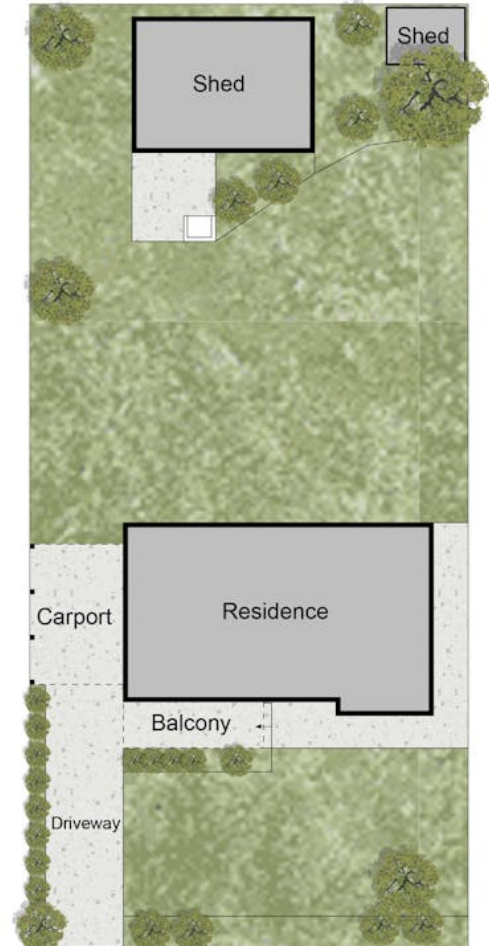








Not in position.



Internal: 96.0 sqm
 External: 75.1 sqm
Total: 171.1 sqm

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