



12 Hampton Street, NORTHAM, WA 6401

Renovator's Opportunity Near the Avon River – Packed with Potential

The property is being sold on an "AS IS, WHERE IS" basis, offering buyers the chance to secure a well-located property and unlock its future potential.

Positioned on a 655m² block just moments from the picturesque Avon River, this property presents an exciting opportunity to secure a home with plenty of future potential.

Whether you're looking to enter the market, invest, or secure a property you can gradually make your own, this home offers solid foundations and plenty of scope to add value over time.

Inside, the home features 3 good-sized bedrooms, 1 bathroom, a combined kitchen and dining area, and a centrally positioned loungeroom that serves as the heart of the home.

Adding warmth and character, the loungeroom includes an old-style open brick fireplace with a mantelpiece - a charming feature that adds timeless appeal.

TYPE: For Sale

INTERNET ID: 300P198107

SALE DETAILS

Offers over \$249,000

CONTACT DETAILS

Elders Perth

Level 2, 195 Great Eastern
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Sharon Johnson

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Outside, the decent-sized rear yard offers flexibility for a range of uses. An older-style garage is already in place, providing storage or workshop space, while the generous backyard leaves room for further improvements such as a garden, entertaining area, large shed, or additional outdoor features.

The standout here is not just the home itself, but the lifestyle on offer. Being located close to the Avon River and within walking distance of the iconic Northam Suspension Bridge, you can enjoy scenic morning walks, riverside views, and easy access to one of Northam's most loved local landmarks.

The property is also conveniently within walking distance to town amenities including caf  s, shops, and essential services, offering the perfect balance of peaceful living and everyday convenience.

All inquiries to exclusive selling agents Elders Real Estate

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

- Land Area 655.00 square metres
- Building Area: 106.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 1
- Single garage



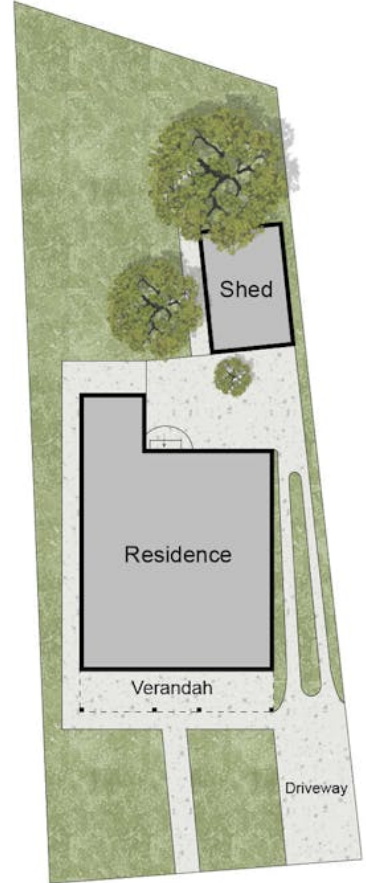








Ground Floor



Site Plan

Internal: 103.6 sqm
 External: 39.6 sqm
Total: 143.2 sqm

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

