



248 Duke Street West, NORTHAM, WA 6401

Unlock the Potential – R30 Zoned on a Spacious 1,230m² Block

Positioned on a generous 1,230m² block and zoned R30, this well-presented property offers an exciting opportunity for first home buyers, investors and developers alike. Whether you're looking to move straight in, expand, renovate or explore the subdivision potential (subject to relevant approvals), this property presents endless possibilities.

Built in 1991, the home has been newly painted throughout and features a practical layout designed for comfortable everyday living. The welcoming lounge room flows through to the semi-open plan kitchen and meals area, while a split system air conditioner keeps the home comfortable all year round.

A central hallway leads to three bedrooms, a semi-ensuite bathroom, separate toilet and a functional laundry with direct access to the expansive backyard.

Outside, the sizeable yard is almost a blank canvas, ready for you to create your dream outdoor entertaining area, establish beautiful gardens or maximise the potential of the impressive landholding. A wrap-around verandah provides the perfect place to relax while overlooking your future creation, while rear gate access via Croke Avenue adds convenience and flexibility.

TYPE: For Sale

INTERNET ID: 300P199043

SALE DETAILS

Offers over \$459,000

CONTACT DETAILS

Elders Perth

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

Sharon Johnson

0418 958 651

Whether you're entering the property market, expanding your investment portfolio or searching for a property with future development potential, this home is packed with opportunity.

Property Features:

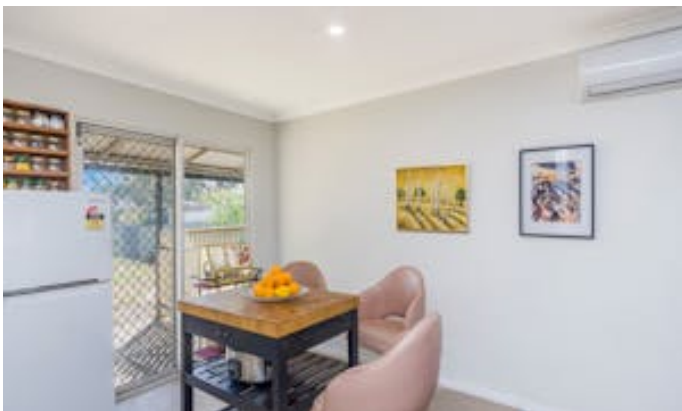
- Built in 1991
- 1,230m² block
- Zoned R30
- Potential for subdivision or future development (subject to relevant approvals)
- Three bedrooms
- Semi-ensuite bathroom
- Separate toilet
- Functional kitchen overlooking the meals area
- Semi-open plan lounge, kitchen and dining
- Split system air conditioning
- Newly painted throughout
- Hybrid and tile flooring
- Wrap-around verandah
- Rear gated access via Croke Avenue
- Expansive backyard ready to make your own
- Ideal first home, investment or development opportunity

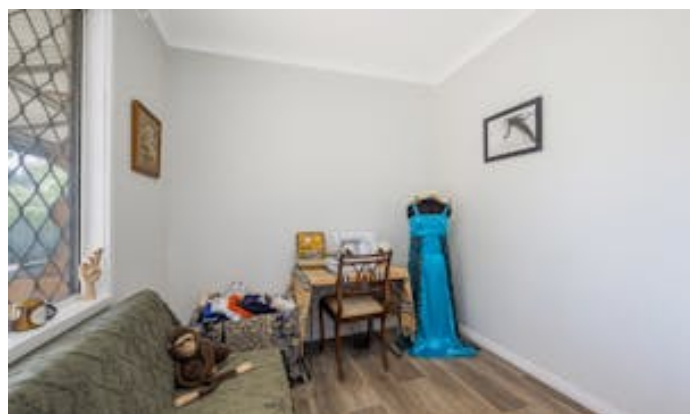
Properties offering this combination of land size, zoning and future potential are becoming increasingly difficult to find. Secure your opportunity today and discover what this versatile property has to offer.

All inquiries to exclusive selling agents Elders Real Estate

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

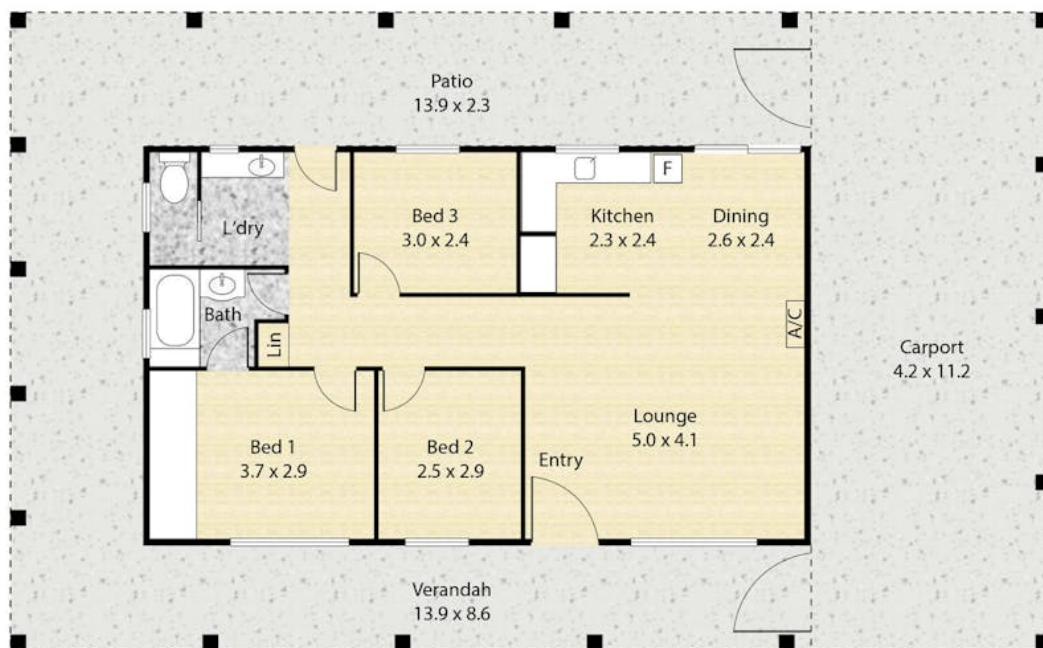
- Land Area 1,230.00 square metre
- Building Area: 79.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 1
- Single carport



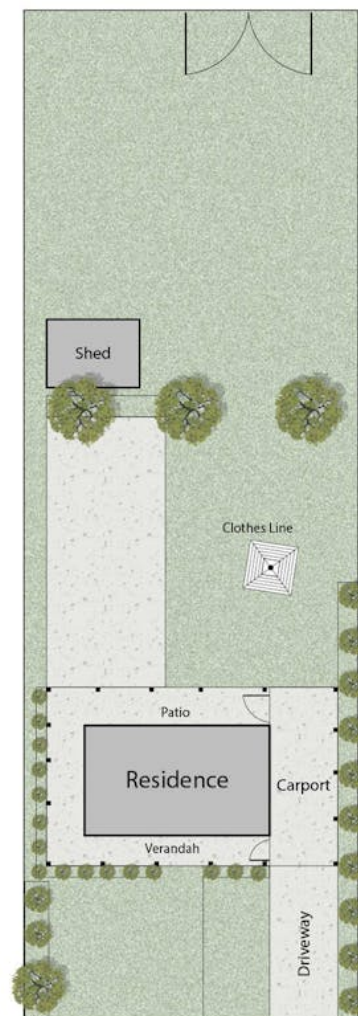








Floor Plan



Site Plan



Internal: 78.1 sqm
External: 122.6 sqm
Total: 200.70 sqm

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