



50 Gairdner Street, NORTHAM, WA 6401

Prime R30 Development Opportunity in the Heart of Northam

732.00 square metres,

Positioned in a sought-after central location, this 732m² level block presents an outstanding opportunity to build your dream home, establish an investment, or explore the future development potential offered by its R30 zoning (subject to all relevant approvals through the Shire of Northam).

Ready for your plans to become reality, the property offers valuable improvements already in place, including a substantial shed and brand-new fencing, saving both time and money before construction even begins.

Property Features:

- 732m² level block
- Zoned R30 â## Shire of Northam
- Fully fenced with brand-new Colourbond fencing to both side boundaries

TYPE: For Sale

INTERNET ID: 300P199044

SALE DETAILS

offers over \$220,000

CONTACT DETAILS

Elders Perth

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

Sharon Johnson

0418 958 651

- Water connected
- Power available at the boundary
- Large rear shed featuring:
 - o Two roller doors
 - o Concrete flooring with hybrid flooring overlay
 - o Slow combustion wood fireplace
- Ready to build on
- Walking distance to Coles, Aldi and other town amenities
- Excellent opportunity for owner-occupiers, investors or developers (subject to relevant approvals)

Whether you're looking to create your forever home or secure a well-located investment with future potential, this property offers flexibility, convenience and outstanding value.

Located just over an hour's drive (approximately 97km east of Perth), Northam is Western Australia's largest inland town and the thriving administrative hub of the Wheatbelt.

Set amongst the beautiful Avon Valley, Northam is renowned for its rich agricultural heritage, charming historic architecture, iconic white swans, excellent shopping, schools, healthcare facilities, caf  s, restaurants and strong community spirit-making it an increasingly popular destination for families, professionals and investors alike.

Don't miss this fantastic opportunity to secure a quality parcel of land in one of the Wheatbelt's fastest-growing regional centres. Contact us today for more information.

All inquiries to exclusive selling agents Elders Real Estate

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

- Land Area 732.00 square metres

