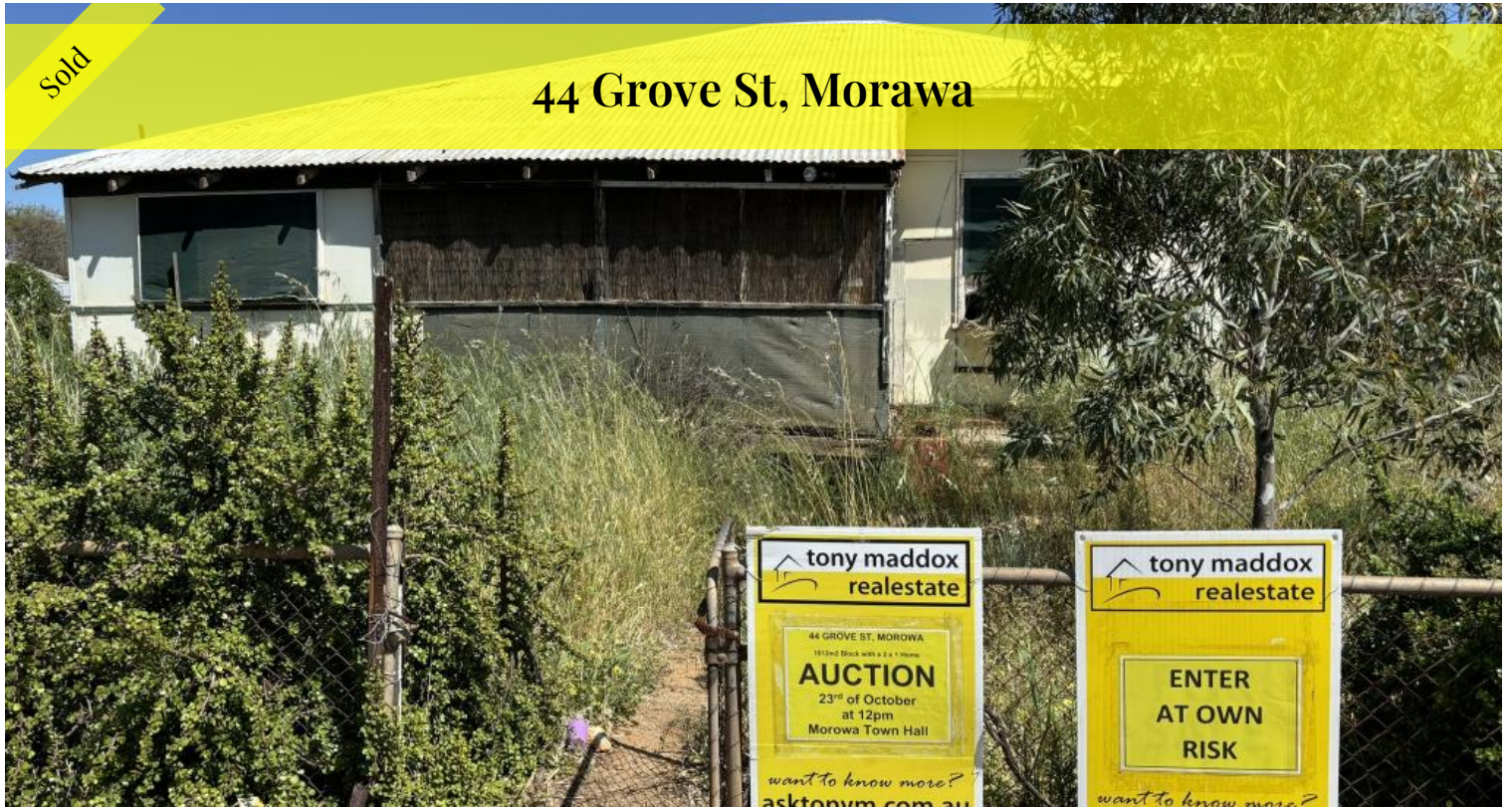


Sold

44 Grove St, Morawa



SUPPLYING AGENT
7 Stokes Road
MORAWA WA 6623

(Via email: desk@asktonym.com.au)

Dear Desmond,

HEALTH NOTICE – UNFIT FOR HABITATION - LOT 296 (844) GROVE STREET, MORAWA

This is to advise you that the Shire's Environmental Health Officer, Mr Peter Toboss conducted an inspection of your property located at 44 Grove Street, Morawa on 17 September 2024, following complaints regarding dilapidated condition of the dwelling.

The inspection revealed the following health issues relating to the dwelling -

1. The derelict state of the house, specifically:
 - a. evidence of rusted, broken gutters and downpipes;
 - b. rusted, disintegrated corrugated iron roof cladding;
 - c. damaged, broken and peeling off asbestos sheet exterior wall cladding;
 - d. the internal ceiling having collapsed in sections;

Tribunal for a review of the decision in accordance with the State Administrative Tribunal Act 2004.

Should you have any questions or wish to discuss the matter please do not hesitate to contact Environmental Health Officer Peter Toboss on 9571 1204 during business hours or via email admin@morawa.wa.gov.au.

Yours sincerely


Scott Wildgoose

Chief Executive Officer
For and on behalf of the Shire of Morawa

Attachments:

1. Notice - Section 135 Health (Miscellaneous Provisions) Act 1911
2. Notice - Section 137 Health (Miscellaneous Provisions) Act 1911
3. Notice - Section 138 Health (Miscellaneous Provisions) Act 1911

AUCTION

This property is currently UNINHABITABLE.

Renovations will be required PRIOR to moving in and using.

This property features

- Large Yard
- Spacious bedrooms
- Shed

AUCTION PROCEDURE

The Auction will be held at the Morawa Town Hall at 12pm Sharp on the 23rd of October.

Doors will be open from 11.30am to register to bid.

You will need your Drivers License to register. If you are the successful buyer on the day - You will need to pay a 10% deposit at time of signing contract.

You can not be subject to finance or any other condition. You must have the cash ready to settle in 4 weeks. (25th of November)

 2  1  1,012 m2

Price	SOLD for \$2,000
Property Type	Residential
Property ID	1690
Land Area	1,012 m2

Agent Details

Jess Corbey - 0895742917

Office Details

Tony Maddox Real Estate
100 Stirling Tce Toodyay WA 6566
Australia

08 9574 2917



You will need to know which settlement agent you would like to use.

IF a reserve is set it will NOT be disclosed. We have no price range to give, its dependent on how much interest there is on the day.

Disclaimer: every precaution has been taken to establish the accuracy of this information. The details should not be taken as a representation in any respect on the part of the Seller or its agent. Interested parties should contact the nominated person or office for full and current details.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.