

Sold

# 55 Dreghorn St, Morawa



Lotusvale Property Agency  
55 Dreghorn Street  
MORAWA WA 6623

Dear Damian,

**HEALTH NOTICE – UNFIT FOR HABITATION – LOT 73 (#55) DREGHORN STREET, MORAWA**

This is to advise you that the Shire's Environmental Health Officer, Mr Peter Taboss conducted an inspection of your property located at 55 Dreghorn Street, Morawa on 18 September 2024. The inspection revealed extensive damage to asbestos lined walls, the kitchen, laundry, bathroom and toilet areas and broken glass window. There was also general uncleanness of the house, furniture, fixtures and clothing and bedding was unsanitary and other matter that is likely to become offensive or injurious to health or to attract rats, vermin or insects.

As such, the Shire has declared the building as being 'unfit for human habitation' in accordance with Section 135 of the Health (Miscellaneous Provisions) Act 1911.

Please find enclosed the following notices which will be affixed to the front door of the premises and must not be removed until such time as the building is declared fit for human habitation:

1. Notice issued under Section 135 of the Health (Miscellaneous Provisions) Act 1911

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 139 Health (Miscellaneous Provisions) Act 1911

## Renovators Delight

**Great Location - This one will fix up nicely!**

This property is currently UNINHABITABLE.

Renovations will be required PRIOR to moving in.

Endless opportunities await the right person with a creative mind with this property.

This property features:

- Large Master Bedroom
- Rear Access
- Patio
- Central kitchen

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**Price** SOLD for \$28,500  
**Property Type** Residential  
**Property ID** 1691  
**Land Area** 1,012 m2

### Agent Details

Jessica Corbey - 0895742917

### Office Details

Tony Maddox Real Estate  
 100 Stirling Tce Toodyay WA 6566  
 Australia  
 08 9574 2917



### 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)

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.