

Sold

# LOT, 15 Spencers Brook Road, Spencers Brook



## Lot 15 Barndon St, Spencers Brook

Land size - 2,000 sqm (unable to confirm on Landgate Map Viewer)

Rating - Currently group-rated with 35 Barndon St

Zoning - Rural

Property is located within SCA2 (Special Control Area 2 - Landscape Protection Special Control Area). Additional considerations to design apply.

Property is located within SCA3 (Special Control Area 3 - Spencers Brook Special Control Area). Substantial design and site limitations apply - refer to associated Local Planning Policy 19 for more information.

Property is considered bushfire prone - any development here requires a Bushfire Attack Level assessment.

Services - Due to the existing waterway, restrictions may apply as to the type of on-site effluent systems that may be applicable.

Road access - does not have road access, would likely require easement across Lot 15 to gain access via Barndon St



## Vacant Block Close to Spencer's Brook – Auction Opportunity!

A rare chance to secure a vacant block with no services or fencing, located near the picturesque Spencer's Brook Town site.

This property is being auctioned on behalf of the Shire of Northam due to non-payment of Shire rates.

2,172 m<sup>2</sup>

<b>Price</b>	SOLD for \$47,500
<b>Property Type</b>	Residential
<b>Property ID</b>	1763
<b>Land Area</b>	2,172 m <sup>2</sup>

### Agent Details

Jess Corbey - 0895742917  
Sam Woodford - 0408 465 029

### Office Details

Tony Maddox Real Estate  
100 Stirling Tce Toodyay WA 6566  
Australia  
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### AUCTION DETAILS:

- **Date & Time:** 12:00 pm sharp on **MAY 28, 2025**
- **Location:** Northam Town Hall, 83 Wellington St, Northam
- **Doors Open:** 11:30 am for bidder registration

### Important Information:

- **Registration:** Please bring your driver's license to register as a bidder.
- **Deposit:** A 10% deposit is required at the time of signing the contract if you are the successful bidder.
- **Settlement:** You need to be financially prepared to settle within 4 weeks of the auction.
- **Settlement Agent:** Know which settlement agent you'll be using.



**PLEASE DO NOT ENQUIRE ASKING FOR A PRICE GUIDE  
AS WE CANNOT GIVE YOU ONE.**

The buyer acknowledges that they have conducted their own due diligence regarding the property and are satisfied with the relevant guidelines, zoning, and regulations specific to the locality. The buyer agrees not to make any further claims or requests relating to these matters.

Don't miss out on this opportunity to invest in land near Spencer's Brook! Be ready to bid at this exciting auction event.

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.