

Sold

# 10 Knight St, Northam



## 10 Knight, 12 Knight St, 25 Tankard St, Northam

Land size - Total 3,025 sqm (10 Knight St - 1,012 sqm, 12 Knight St - 1,012 sqm, 25 Tankard St - 1,001 sqm)

Rating - Currently group-rated on one assessment

Zoning - Residential R10

Property is located within SCA1 (Special Control Area 1 - Avon and Mottlock Rivers) due to its proximity to the river. Additional considerations to design apply.

Property is considered flood prone - any development is to be built 500mm above the 1-in-100 year flood level. Where this level lies needs to be confirmed by the Department of Water and Environment Regulations.

Rear of property is considered bushfire prone - any development here requires a Bushfire Attack Level assessment (10 Knight St & 12 Knight St).

Property is considered bushfire prone - any development here requires a Bushfire Attack Level assessment (25 Tankard St).

Road access - Via Knight St or Tankard St



## 3 for 1 - Multi Lot Auction

A rare chance to secure a **multi-lot title** consisting of **3 blocks totaling 3036m<sup>2</sup>**, partially fenced with services at the boundary, located in a quiet area close to Northam.

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

### 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:** Be prepared to settle within 4 weeks of the auction.
- **Settlement Agent:** Know which settlement agent you'll be using.

3,036 m2

**Price** SOLD for \$180,000

**Property Type** Residential

**Property ID** 1768

**Land Area** 3,036 m2

### 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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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 **3 blocks of land** near Northam! Be ready to bid at this exciting auction event. For more details, contact us today!

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.