



## 151L Newcastle Road Northam, WA

### Investors Dream !!

Exceptional Land Opportunity in Northam: R5 Zoned 37,740 sqm Parcel

#### Overview:

Elevate your vision with this remarkable land offering at 151L Newcastle Rd, Northam. Encompassing a substantial 37,740 square meters (approximately 9.3 acres) of prime real estate, this property presents a unique opportunity for discerning investors and aspiring homeowners alike. Strategically zoned R5, it offers a multitude of development possibilities in a tranquil yet well-connected location.

#### Property Highlights:

- **Size & Versatility:** Boasting a vast 37,740 sqm expanse, this property serves as a blank canvas for your aspirations. Whether you envisage a residential development project, investment venture, or the creation of your dream home, this land provides the canvas for your imagination.
- **R5 Zoning:** The R5 zoning designation underscores the property's adaptability. It accommodates a wide spectrum of land uses, making it an ideal choice for those with a diverse range of ambitions.
- **Prime Location:** Nestled in Northam, the property offers a harmonious blend of rural tranquility and urban convenience. Close proximity to Perth CBD enhances its appeal, providing the perfect balance of seclusion and access to city amenities.
- **Natural Beauty:** Embrace the natural wonders of Northam, from the picturesque Avon River to the graceful presence of white swans. Engage in the excitement of horse racing, hot air ballooning, and explore the nearby wineries, all within reach.

#### Closest Neighbouring Towns:

- **Toodyay:** A charming town to the southwest of Northam, known for its historic architecture and natural beauty.
- **York:** Situated to the southeast, York offers a delightful blend of heritage and modern attractions, making it a

**Price:** HIGH \$800,000S

**Council Rates:** \$1,473.00/year (approx)

**Water Rates:** \$281.81/year (approx)