

**38 Burgoyne Street, Northam, WA, 6401**

**House For Sale**

Friday, 15 November 2024

**EARNSHAW**

*Real Estate*

38 Burgoyne Street, Northam, WA, 6401

**Bedrooms: 3**

**Bathrooms: 1**

**Type: House**



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## Picture Perfect Renovated Cottage

If refreshed character is what you're after, this nicely renovated cottage in Northam will absolutely sweep you off your feet! From the first glance from the road past the picket fence, you'll be all kinds of charmed. Think the pages of a Country Home magazine come to life with the classic fence, quaint little gate, and a set of iconic red stairs leading up to its blue weatherboard exterior. Crisp white-framed windows peek out from behind a welcoming front verandah, tempting you with mornings of sitting sipping your coffee while the world wakes up. The tin roof is the cherry on top.

Inside, the charm follows suit with warmth of Jarrah floorboards that have been walked a thousand, million times in the past but now gleam and glow thanks to the renovation. High, recessed white-painted ceilings elevate the sense of space, while the renovated kitchen in fresh white is ready to bring out your inner chef. Send out the housewarming invitations now, as there's not much to do here but move in and celebrate. Serve up treats through the very funky, revamped servery window - now a statement art piece with reclaimed timber benchtop - that opens to the front room. This living space is delightful, featuring a timber-framed fireplace nook transformed into a cosy spot for the potbelly stove, perfect for warming up in chilly Northam Winters.

Features Include:

- Cutest cottage in town!
- Gorgeous front curbside appeal with dark grey weatherboard, red stairs, picket fence, cute gate
- Newly renovated
- 3 bedrooms all with fans
- 1 renovated bathroom
- Beautiful Jarrah floors in main living area
- New all white kitchen
- Funky servery window revamped with reclaimed timber
- High ceilings throughout
- Front lounge features beautiful fireplace turned pot belly stove nook
- Front yard is low-maintenance & in keeping with the cottage
- Back yard is a blank slate
- 2 sheds in the rear garden
- Carport
- Undercover alfresco out the back
- 964sqm block

While everything is done inside, the backyard is a blank canvas and the 964sqm offers all kinds of possibilities. Two sheds and a carport mean you're already sorted for valuable storage and workspace, plus there's an existing undercover alfresco area at the rear you can set yourself with a glass of something strong and plan out what you'd love to do with the yard. The low-maintenance front yard will keep doing its job to ensure the home's curbside appeal remains effortlessly charming. And living in Northam means everything you need is just minutes away! The local private school is literally a block from your front door, there's a little takeaway at the end of the street, and the Avon River is just past the town centre for a lovely stroll - let the kids run wild at the park.

For more information on 38 Burgoyne Street Northam or for friendly advice on any of your real estate needs please call Joanne Skirrow on 0439 289 686.

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