

Sold

## 24 Winfield St, Morawa



UNITED TRADING & LOANERS PTY LTD  
PO Box 302  
MORAWA WA 6623

Dear Shane & Leanne,

**HEALTH NOTICE – UNFIT FOR HABITATION - LOT 65 (#24) WINFIELD STREET, MORAWA**

This is to advise you that the Shire's Environmental Health Officer, Mr Peter Tobiasz conducted an inspection of your property located at 24 Winfield Street, Morawa on 17 September 2024. The inspection revealed that the building is in a state of disrepair or disrepair, has defects in ceiling and walls, unclean carpet, rooms and lack of essential services 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 1917.

In addition, there was rubbish, diseased materials and overgrown vegetation accumulated in the backyard and front yard which are considered to be of an untidy appearance and does not conform to the general appearance of other land within the Shire of Morawa, contravening to the provisions of the Local Government Act 1995 and the Shire of Morawa Amenity Local Law 2018.

### Shop Front with Accommodation

#### Main Street Frontage With Accommodation.

This property is currently UNINHABITABLE. Renovations will be required PRIOR to moving in and using.

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

This property features

- Shop front with living quarters attached
- Rear Access
- Shed and Lean to
- Central kitchen and outside laundry
- Potential to earn and income from home
- Side patio and secure yard

#### 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

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**Price** SOLD for \$25,000

**Property Type** Residential

**Property ID** 1689

**Land Area** 1,012 m2

#### Agent Details

Jess Corbey - 0895742917

Tony Maddox - 08 9574 2917

#### Office Details

Tony Maddox Real Estate

100 Stirling Tce Toodyay WA 6566

Australia

08 9574 2917



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.