

Auction

## 31 Barndon Street, Spencers Brook



### VACANT LAND IN SPENCERS BROOK

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.

#### AUCTION DETAILS:

- **Date & Time:** 12:00 pm sharp on **April 23, 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.

📏 2,128 m<sup>2</sup>

<b>Price</b>	AUCTION
<b>Property Type</b>	Residential
<b>Property ID</b>	1766
<b>Land Area</b>	2,128 m <sup>2</sup>

#### Auction

Wednesday 23 April, 12:00 PM

#### 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



**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.