



## Unique opportunity to secure a substantial land holding combined with a strong

Hotel/Leisure • Land/Development

Northam Caravan Park, 150 Yilgarn Avenue, Northam, WA 6401

**Floor Area:** 84,909 m<sup>2</sup>

**Land Area:** 8.49ha (20.98 acres)  
(approx)

**For Sale**

Contact Agent  
For Sale

### Property Description

- Highly unique secure opportunity
- Substantial land holding of 8.49 Hectares
- Secure income stream
- Adjusted net profit of \$311K+
- Room for expansion
- 70Kw of solar power on roofs of various buildings
- Limited competition
- Strategically located close to all amenities
- High quality modern manager's residence
- Large equipped workshop
- Well maintained caravan park
- Excellent buying opportunity in a growing industry

### Additional Details

**Municipality**  
Northam

**Zoning**  
"Rural Residential"  
and "Additional Use  
10"



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