

**FOR SALE**



**Offers Above \$750,000**

## 1 / 76 PROUDLOVE PARADE, ALBANY



### CITY LIVING WITH A WATERFRONT VIBE

- Stylish two-storey 3x2 townhouse in tightly held Proudlove Parade
- Brand new flooring downstairs; add your own finishing touches
- Master suite with balcony, en suite and walk-in robe
- Private courtyard, three toilets, reverse-cycle air conditioning
- Compact, functional kitchen with dishwasher and stainless steel appliances
- Prime walkable location near cafés, marina, entertainment



**3** **2** **2** **220 m2**



• **SCAN HERE TO MAKE AN OFFER**

**Jeremy Stewart**

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Disclaimer: All details on the brochure are presented on the vendor's advice. Prospective purchasers should take necessary actions on their own behalf to satisfy themselves of the details of conditions, contents, fixtures and improvements in regards to this property. **Merrifield Real Estate Pty Ltd** JR Stewart Trust T/A Merrifield Real Estate, 258 York Street, Albany WA 6330 ABN 66 768 696 418

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## Specification

|               |                        |                       |                          |
|---------------|------------------------|-----------------------|--------------------------|
| Asking Price  | Offers Above \$750,000 | Land Size             | 220.00 m2                |
| Bedrooms      | 3                      | Frontage              | See Certificate of Title |
| Bathrooms     | 2                      | Restrictive Covenants | See Certificate of Title |
| Toilets       | 3                      | Zoning                | Regional Centre, R-AC0   |
| Parking       | 2                      | School Zone           | Albany P.S & A.S.H.S     |
| Sheds         | N/A                    | Sewer                 | Connected                |
| HWS           | Gas HWS                | Water                 | Scheme Connected         |
| Solar         | N/A                    | Internet Connection   | NBN Available            |
| Council Rates | \$2,278.57             | Building Construction | Concrete & Iron          |
| Water Rates   | \$1,603.19             | Insulation            | Unknown                  |
| Strata Levies | \$5,164.80             | Built/Builder         | 2000                     |
| Weekly Rent   | \$650 - \$680          | BAL Assessment        | N/A                      |
| Lease Expiry  | N/A                    | Items not included    | N/A                      |

-- Map Viewer Plus --



Author: Created: 25 September 2025 from Map Viewer Plus?address=Unit%201%2C%2076%20Proudlove%20Parade%2C%20ALBANY%20634&name=hybrid 1:564  
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