

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**

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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	\$4,833.12	Built/Builder	2000
Weekly Rent	\$650 - \$680	BAL Assessment	N/A
Lease Expiry	N/A	Items not included	N/A

-- Map Viewer Plus --

