

FOR SALE



Offers Above \$1,000,000

1 HOBBS CLOSE, KALGAN



Merrifield Real Estate



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STYLE, SPACE, AND SECLUSION IN KALGAN

- 4x2 with stunning rammed earth construction
- Soaring ceilings, quality kitchen appliances, large alfresco
- 4,219sqm block with shed and rural views
- Tenanted until May 2026 – invest or plan ahead



 **4**  **2**  **2**  **4219 m2**

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**

1 HOBBS CLOSE, KALGAN



Specification

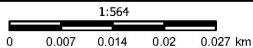
Asking Price	Offers Above \$1,000,000	Land Size	4219.00 m2
Bedrooms	4	Frontage	See Certificate of Title
Bathrooms	2	Restrictive Covenants	See Certificate of Title
Toilets	2	Zoning	Rural Townsite
Parking	2	School Zone	Flinders Park P.S & A.S.H.S
Sheds	Powered Shed	Sewer	Septic
HWS	Instant Gas HWS	Water	Rainwater Tanks
Solar	N/A	Internet Connection	NBN Available
Council Rates	\$3,393.47	Building Construction	Rammed Earth & Colorbond
Water Rates	N/A	Insulation	Yes
Strata Levies	N/A	Built/Builder	2022, Button Building
Weekly Rent	\$770 - \$820	BAL Assessment	N/A
Lease Expiry	13/05/2026	Items not included	N/A

-- Map Viewer Plus --



Author:

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