

**FOR SALE**



**Offers Above \$1,250,000**

**116 SPRING STREET, LITTLE GROVE**



## DESIGN PAYS HOMAGE TO THE LANDSCAPE

- Beautiful two-storey home, green outlook over land
- Several spacious indoor and outdoor living areas
- 3 acre bush block, gardens, carport, double garage
- 15m x 12m powered shed with concrete floor for boat and caravan
- Exclusive lifestyle property near coast, 12 minutes from town

**Merrifield**  
REAL ESTATE

 **4**  **2**  **3**  **1.22 ha**

**Lee Stonell**

**0409 684 653**

0898414022

[lee@merrifield.com.au](mailto:lee@merrifield.com.au)



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 \$1,250,000	Land Size	1.22 ha
Bedrooms	4	Frontage	71.62 m
Bathrooms	2	Restrictive Covenants	See Certificate of Title
Toilets	3	Zoning	Rural Residential
Parking	3	School Zone	Little Grove P.S. & NASHS
Sheds	Powered 15m x 12m Shed	Sewer	Septic Tanks
HWS	Gas	Water	Scheme Connected
Solar	N/A	Internet Connection	NBN Available
Council Rates	\$2,921.99	Building Construction	Hardi Clad & Colorbond
Water Rates	\$282.60	Insulation	Yes
Built/Builder	1982	Weekly Rent	\$870.00 - \$950.00

