

FOR SALE



Offers Above \$999,000

12 SWAINE RISE, SPENCER PARK



HILLSIDE HOME WITH COMMANDING VIEWS

- Two-storey weatherboard and Colorbond home
- Private 893sqm block, select cul-de-sac
- Expansive outlook to ocean, lake, harbour and hills
- Lounge, family room, games room, activity area, patios, balcony
- Double garage-workshop; central to beach, schools, town



 **4**  **2**  **2**  **893 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**

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Specification

Asking Price	Offers Above \$999,000	Land Size	893.00 m2
Bedrooms	4	Frontage	See Certificate of Title
Bathrooms	2	Restrictive Covenants	See Certificate of Title
Toilets	2	Zoning	Residential/ R20
Parking	2	School Zone	Spencer Park Primary/ A.S.H.S
Sheds	Double Garage	Sewer	Connected
HWS	Solar HWS	Water	Scheme Connected
Solar	N/A	Internet Connection	NBN Connected
Council Rates	\$3,683.12	Building Construction	Weatherboard/ Iron
Water Rates	\$1,603.19	Insulation	Part Roof
Strata Levies	N/A	Built/Builder	1992
Weekly Rent	\$750-\$800	BAL Assessment	N/A
Lease Expiry	N/A	Items not included	N/A

-- Map Viewer Plus --



Author: Created: 7 August 2025 from Map Viewer Plus: <https://map-viewer-plus.app.landgate.wa.gov.au>

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