

FOR SALE



Offers Above \$600,000

15 SHEPHERD STREET, LOWER KING



GREEN OUTLOOK FROM COMFY HOME

- Brick veneer and tile family home, built 2004 and upgraded
- Terrific outlook to hills and farmland from rear
- Open family room and dining space, big patio
- Side access to double garage-workshop, two garden shed
- Near fishing and boating, few minutes to schools, shops, town

Merrifield
REAL ESTATE

 **4**  **2**  **3**  **832 m2**

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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 \$600,000	Land Size	832.00 m2
Bedrooms	4	Frontage	22.53 metres
Bathrooms	2	Restrictive Covenants	Nil
Toilets	2	Zoning	Residential, R5/20
Parking	3	School Zone	Flinders Park P.S, A.S.H.S
Sheds	Double Garage	Sewer	Connected
HWS	Gas Storage HWS	Water	Scheme Connected
Solar	N/A	Internet Connection	NBN Available
Council Rates	\$2,774.31	Building Construction	Brick Veneer & Tile
Water Rates	\$1,603.19	Insulation	Yes
Strata Levies	N/A	Built/Builder	2004
Weekly Rent	\$600 - \$640	BAL Assessment	N/A

