

FOR SALE



Offers Above \$1,250,000

17 SWARBRICK STREET, EMU POINT



A WONDERFUL WORLD OF YOUR OWN

- Double brick home, exceptional coastal setting
- Walk to beach, fishing, harbour, eateries, parks
- Lounge, dining area, games room, front and rear patios
- Spacious, private, well maintained, brilliantly presented
- Big block, two-bay shed; idyllic lifestyle retreat or holiday home

Merrifield
REAL ESTATE

 **3**  **1**  **2**  **868 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 \$1,250,000	Land Size	868.00 m2
Bedrooms	3	Frontage	See Certificate of Title
Bathrooms	1	Restrictive Covenants	See Certificate of Title
Toilets	1	Zoning	Residential, R20
Parking	2	School Zone	Spencer Park P.S, A.S.H.S
Sheds	2-bay Shed/Garage	Sewer	Connected
HWS	Electric Storage HWS	Water	Scheme Connected
Solar	N/A	Internet Connection	NBN Available
Council Rates	\$2,613.93	Building Construction	Brick & Tile
Water Rates	\$1,603.19	Insulation	Unknown
Strata Levies	N/A	Built/Builder	1972
Weekly Rent	\$600-\$650	BAL Assessment	N/A
Lease Expiry	N/A	Items not included	N/A

-- Map Viewer Plus --



Author:

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1:564
0 0.007 0.014 0.02 0.027 km

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