

FOR SALE

Unit 20



20 / 46 VANCOUVER STREET, ALBANY



CENTRAL CITY APARTMENT WITH HARBOUR OUTLOOK

- Top-floor double brick unit within a well managed complex
- Views to harbour and National Park from balcony
- Open lounge and meals, white kitchen with electric cooking
- Double size bedrooms, combined shower room/laundry
- Allocated car parking bay; 500m to CBD cafes & shops

 **2**  **1**  **56 m2**

Merrifield
REAL ESTATE

Lee Stonell

0409 684 653

0898414022

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**

20 / 46 VANCOUVER STREET, ALBANY



Specification

Asking Price	Offers Above \$285,000	Land Size	56.00 m2
Bedrooms	2	Frontage	See Certificate of Title
Bathrooms	1	Restrictive Covenants	N/A
Toilets	1	Zoning	Residential / R30
Parking	Nil	School Zone	Albany Primary School & A.S.H.S
Sheds	Nil	Sewer	Connected
HWS	Electric	Water	Scheme Available
Solar	N/A	Internet Connection	NBN Available
Council Rates	\$1,814.99	Building Construction	Double Brick & Colorbond
Water Rates	\$1,529.29	Insulation	Yes
Strata Levies	\$1,880.00	Built/Builder	1970
Weekly Rent	\$325	BAL Assessment	N/A

