

FOR SALE



Boundaries are Approximate

Offers Above \$650,000

26 BARRY COURT, COLLINGWOOD PARK



RARE COASTAL OPPORTUNITY WITH TOURISM ZONING

- Brick home built in 2004
- Zoned Tourism
- Three bedrooms, two bathrooms, master with ensuite
- Light-filled open-plan living, modern kitchen
- Easy maintained garden & outdoor living
- Prestigious cul-de-sac location – walk to Middleton Beach & Emu Point
- Brilliant investment potential

 **3**  **2**  **1**  **289 m2**

Merrifield
REAL ESTATE

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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**

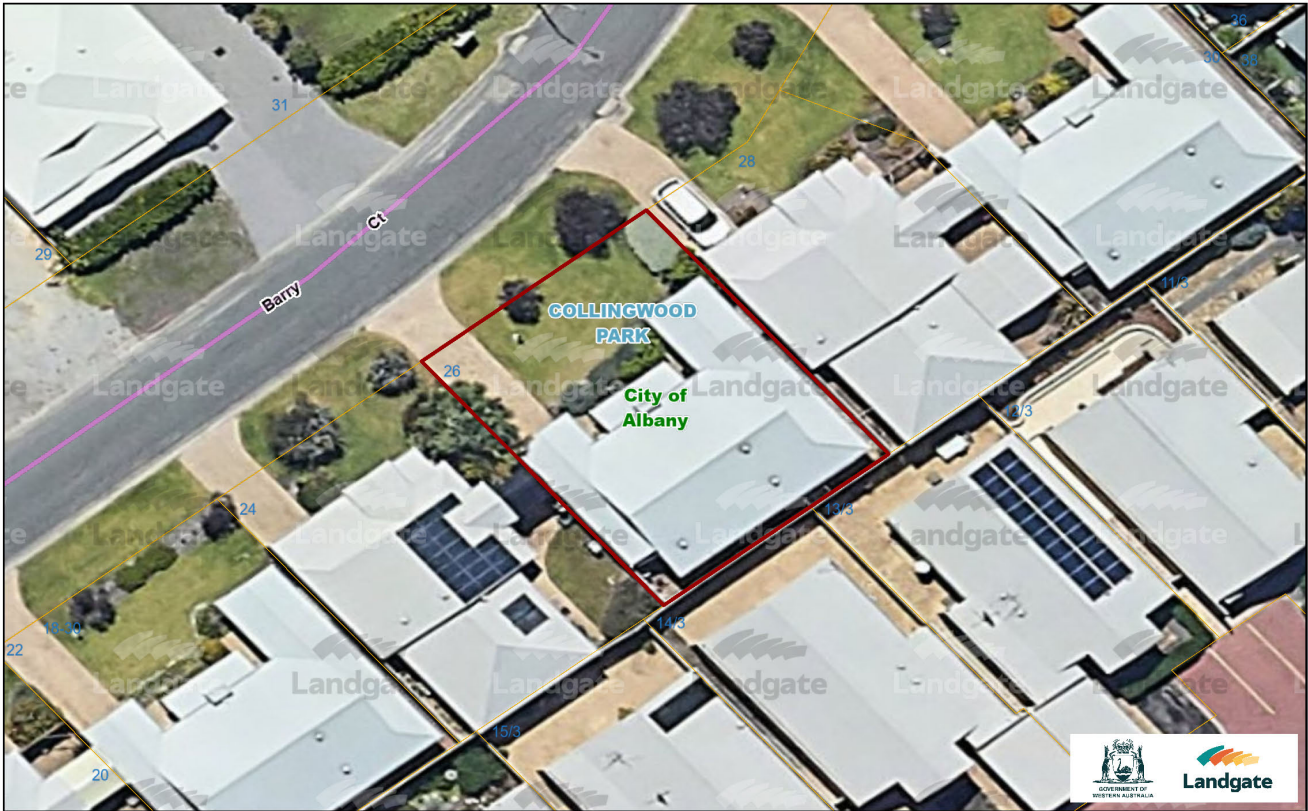
26 BARRY COURT, COLLINGWOOD PARK



Specification

Asking Price	Offers Above \$650,000	Land Size	289.00 m2
Bedrooms	3	Frontage	See Certificate of Title
Bathrooms	2	Restrictive Covenants	See Certificate of Title
Toilets	2	Zoning	Tourism
Parking	1 Carport	School Zone	Spencer Park P.S, A.S.H.S
Sheds	N/A	Sewer	Connected
HWS	Electric Storage HWS	Water	Scheme Connected
Solar	N/A	Internet Connection	NBN Available
Council Rates	\$2,025.87	Building Construction	Weatherboard, Iron Roof
Water Rates	\$1,957.71	Insulation	Unknown
Strata Levies	\$2,714.20	Built/Builder	2004
Weekly Rent	N/A	BAL Assessment	N/A
Lease Expiry	N/A	Items not included	N/A

-- Map Viewer Plus --



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