

FOR SALE



Offers Above \$850,000

3 ELEANOR STREET, MOUNT MELVILLE



STANDING OUT WITH CONTEMPORARY STYLE

- Striking two-storey executive home
- Views to mountains, city and hills
- Open lounge and dining, balcony, theatre, office
- Double garage-workshop, big store room
- 500m to CBD for shops, cafés, entertainment



 **3**  **2**  **2**  **599 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 \$850,000	Land Size	599.00 m2
Bedrooms	3	Frontage	See Certificate of Title
Bathrooms	2	Restrictive Covenants	See Certificate of Title
Toilets	2	Zoning	Residential / R30
Parking	2	School Zone	Albany Primary School/ A.S.H.S
Sheds	N/A	Sewer	Connected
HWS	Gas	Water	Scheme Connected
Solar	N/A	Internet Connection	NBN Available
Council Rates	\$2,827.22	Building Construction	Cladding/ iron
Water Rates	\$1,564.13	Insulation	N/A
Strata Levies	N/A	Built/Builder	2009
Weekly Rent	\$650 - \$700 per Week	BAL Assessment	N/A
Lease Expiry	N/A	Items not included	N/A

