

FOR SALE



4A BLUFF STREET, MIRA MAR



MODERN APPEAL AND RELAXED LIVING

- Rendered brick home with modern vibe, light and bright
- Open plan living plus separate lounge, office/4th bedroom
- Easy-care block, fully serviced, sheltered patio on north side
- Short drive to town, beach, schools, shops, health services
- Suit professionals, retirees, smaller families, investors



 **3**  **2**  **2**  **449 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 \$650,000	Land Size	449.00 m2
Bedrooms	3	Frontage	14.06 m
Bathrooms	2	Restrictive Covenants	Nil
Toilets	2	Zoning	R25
Parking	2	School Zone	Albany Primary School / A.S.H.S
Sheds	N/A	Sewer	Sewer Connected
HWS	Gas	Water	Scheme Connected
Solar	N/A	Internet Connection	NBN Available
Council Rates	\$2,827.22	Building Construction	Render BV / Colorbond
Water Rates	\$1,564.13	Insulation	N/A
Strata Levies	N/A	Built/Builder	2008/ Scott Park Homes
Weekly Rent	\$650 per week	BAL Assessment	N/A
Lease Expiry	23/03/2025	Items not included	N/A



Boundaries are Approximate

Merrifield Real Estate