

FOR SALE



5 GIFFORD STREET, LOCKYER



CONTEMPORARY COMFORT FOR THE WHOLE FAMILY

- Quality 2020-built brick and Colorbond home
- Formal lounge plus spacious open-plan living
- Wood fire, walk-in pantry and modern kitchen
- Double garage with drive-through backyard access
- 603sqm block close to schools, shops and TAFE
- Currently leased at \$650 per week until January 2027
- Secure income with future owner-occupier flexibility

 **3**  **2**  **2**  **603 m2**  **158 m2**



• **SCAN HERE TO MAKE AN OFFER**

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**

Merrifield
REAL ESTATE

Jeremy Stewart

0439 940 976

0898414022

jeremy@merrifield.com.au



5 GIFFORD STREET, LOCKYER

Specification

Asking Price	\$740,000	Land Size	603 m2
Bedrooms	3	Frontage	See Certificate of Title
Bathrooms	2	Restrictive Covenants	See Certificate of Title
Toilets	2	Zoning	Residential R20
Parking	2	School Zone	Mount Lockyer P.S & N.A.S.H.S
Sheds	N/A	Sewer	Connected
HWS	Electric Heat Pump	Water	Scheme Connected
Solar	N/A	Internet Connection	NBN Available
Council Rates	\$3,148.52	Building Construction	Brick / Colorbond
Water Rates	\$1,603.19	Insulation	Unknown
Strata Levies	N/A	Built/Builder	2020
Weekly Rent	\$650 - \$750	BAL Assessment	N/A
Lease Expiry	09/01/2027	Items not included	N/A

-- Map Viewer Plus --



Author:

Created: 11/11/2020 11:56:41 <https://www.mapviewerplus.landgate.wa.gov.au/?address=5%20Gifford%20Street%20LOCKYER%206330&theme=1564>

© Copyright, Western Australian Land Information Authority. No part of this document or any content appearing on it may be reproduced or published without the prior written permission of Landgate.

Disclaimer: The accuracy and completeness of the information on this document is not guaranteed and is supplied by Landgate 'as is' with no representation or warranty as to its reliability, accuracy, completeness, or fitness for purpose. Please refer to original documentation for all legal purposes.