

FOR SALE



Offers Above \$1,500,000

52 BEDWELL STREET, EMU POINT



COASTAL LUXURY WITH INCOME POTENTIAL

- 969sqm block in exclusive Emu Point, zoned R20
- Proven short-stay accommodation with high occupancy
- Four bedrooms (all air-conditioned), two bathrooms
- North-facing alfresco with café blinds
- Generous kitchen with modern appliances
- Ample parking for four cars and a boat
- Large garden shed, single garage
- Underfloor jarrah boards in excellent condition

 **4**  **2**  **1**  **969 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**

52 BEDWELL STREET, EMU POINT



Specification

Asking Price	Offers Above \$1,500,000	Land Size	969.00 m2
Bedrooms	4	Frontage	See Certificate of Title
Bathrooms	2	Restrictive Covenants	See Certificate of Title
Toilets	2	Zoning	Residential R20
Parking	1	School Zone	Spencer Park P.S & A.S.H.S
Sheds	Garden shed & garage	Sewer	Connected
HWS	Electric	Water	Scheme Connected
Solar	Yes	Internet Connection	NBN Available
Council Rates	\$3,004.49	Building Construction	Brick & Colorbond
Water Rates	\$1,603.19	Insulation	Unknown
Strata Levies	N/A	Built/Builder	1960
Weekly Rent	N/A	BAL Assessment	N/A
Lease Expiry	N/A	Items not included	"Fishermans Rest" IP

-- Map Viewer Plus --



Author:

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