

**FOR SALE**



**Offers Above \$1,800,000**

## 5B WARBURTON STREET, MIDDLETON BEACH



Merrifield Real Estate



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## SUPERIOR BEACHSIDE ENTERTAINER

- Exclusive, high-quality three-storey home
- World-class ocean views, striking design
- Open living, lounge, balcony, courtyard, office
- Spacious, packed with features, superior appointments
- Double garage, powered workshop; near town and beach



 **3**  **2**  **3**  **634 m2**

**Jeremy Stewart**

**0439 940 976**

**0898414022**

**jeremy@merrifield.com.au**



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**



# 5B Warburton Street, Middleton Beach



## Specification

Asking Price	Offers Above \$1,800,000	Land Size	634.00 m2
Bedrooms	3	Frontage	See Certificate of Title
Bathrooms	2	Restrictive Covenants	See Certificate of Title
Toilets	3	Zoning	Residential / R25
Parking	3	School Zone	Albany Primary School & A.S.H.S.
Sheds	Double Garage	Sewer	Connected
HWS	Gas	Water	Connected
Solar	N/A	Internet Connection	NBN Available
Council Rates	\$3,587.10	Building Construction	Rendered Brick & Colorbond
Water Rates	\$1,564.13	Insulation	Yes
Strata Levies	N/A	Built/Builder	Greg Leeder 2016
Weekly Rent	\$840.00 - \$900.00	BAL Assessment	N/A

5B Warburton Street

