

FOR SALE



Offers Above \$1,350,000

6 CALEDONIA CRESCENT, GOODE BEACH



EXCEPTIONAL COASTAL HOME AND OCEAN VIEWS

- Beautifully designed, spacious home near the beach
- Rammed earth, Sheoak floors, northerly aspect
- Open living with wood fire, sheltered deck
- Double garage, separate self-contained unit
- Packed with extras, storage, easy commute

Merrifield
REAL ESTATE

 **4**  **3**  **2**  **875 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**

6 CALEDONIA CRESCENT, GOODE BEACH



Specification

Asking Price	Offers Above \$1,350,000	Land Size	875.00 m2
Bedrooms	4	Frontage	See Certificate of Title
Bathrooms	3	Restrictive Covenants	See Certificate of Title
Toilets	3	Zoning	Residential / R12.5
Parking	2	School Zone	Little Grove P.S, N.A.S.H.S
Sheds	N/A	Sewer	Septic
HWS	Instant Gas HWS	Water	Scheme Connected
Solar	N/A	Internet Connection	NBN Available
Council Rates	\$3,171.95	Building Construction	Rammed Earth/Colorbond
Water Rates	\$289.66	Insulation	Unknown
Strata Levies	N/A	Built/Builder	2003
Weekly Rent	\$800 - \$900	BAL Assessment	N/A
Lease Expiry	N/A	Items not included	N/A

-- Map Viewer Plus --



Author:

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0 0.007 0.014 0.02 0.027 km

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