

**FOR SALE**



**Offers Above \$825,000**

## 6 MUDGE RETREAT, SPENCER PARK



### SPACIOUS FAMILY COMFORT IN A QUIET CUL-DE-SAC

- Solid 4x2 brick and Colorbond home
- 727sqm block in sought-after Spencer Park
- Two generous living areas
- Open-plan kitchen, living and dining
- Main bedroom with ensuite and walk-in robe
- Undercover alfresco patio and big backyard



 **4**  **2**  **2**  **727 m2**

**Jeremy Stewart**

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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 MUDGE RETREAT, SPENCER PARK

### Specification

Asking Price	Offers Above \$825,000	Land Size	727.00 m2
Bedrooms	4	Frontage	See Certificate of Title
Bathrooms	2	Restrictive Covenants	See Certificate of Title
Toilets	2	Zoning	Residential, R20
Parking	2	School Zone	Spencer Park P.S & A.S.H.S
Sheds	N/A	Sewer	Connected
HWS	Instant Gas HWS	Water	Scheme Connected
Solar	N/A	Internet Connection	NBN Available
Council Rates	\$3,255.45	Building Construction	Brick & Colorbond
Water Rates	\$1,603.19	Insulation	Unknown
Strata Levies	N/A	Built/Builder	1998
Weekly Rent	\$750 - \$800	BAL Assessment	N/A
Lease Expiry	N/A	Items not included	Security Cameras; Windmill

-- Map Viewer Plus --



Author:

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