

FOR SALE



Offers Above \$650,000

7 CONNELLY STREET, LITTLE GROVE



CHARMING, RUSTIC RETREAT WITH FUTURE POTENTIAL

- Warm, character-filled home with exposed timber ceilings
- Two powered sheds – great for hobbies or storage
- Huge backyard – room to grow, garden or play
- Zoned Urban Development
- Quiet cul-de-sac street, minutes to harbour and Little Grove Primary
- 10-minute drive to Albany CBD
- Sold 'as-is'



 **3**  **1**  **2**  **1472 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**

7 CONNELLY STREET, LITTLE GROVE



Specification

Asking Price	Offers Above \$650,000	Land Size	1,472.00 m2
Bedrooms	3	Frontage	See Certificate of Title
Bathrooms	1	Restrictive Covenants	See Certificate of Title
Toilets	1	Zoning	Urban Development
Parking	2	School Zone	Little Grove P.S & N.A.S.H.S
Sheds	2 powered sheds	Sewer	Septic
HWS	Electric	Water	Scheme Connected
Solar	N/A	Internet Connection	NBN Available
Council Rates	\$3,108.32	Building Construction	Clad / Iron
Water Rates	\$289.66	Insulation	Roof only
Strata Levies	N/A	Built/Builder	1996
Weekly Rent	\$600 - \$630	BAL Assessment	N/A
Lease Expiry	N/A	Items not included	N/A

-- Map Viewer Plus --



Author:

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