

FOR SALE



Offers Above \$799,000

7 BATELIER CLOSE, SPENCER PARK



THE CHARM IS IN THE DETAILS

- Beautifully presented home on 700sqm
- Elevated cul-de-sac position with sweeping views
- Character-filled living with high ceilings and wood fire
- Modern kitchen with gas cooking and dishwasher
- Versatile upstairs loft and storage room
- Bullnose verandahs and beautifully landscaped gardens
- Fully fenced backyard with outdoor pizza oven

 **3**  **2**  **1**  **700 m2**



• **SCAN HERE TO MAKE AN OFFER**

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**

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Specification

Asking Price	Offers Above \$799,000	Land Size	700 m2
Bedrooms	3	Frontage	See Certificate of Title
Bathrooms	2	Restrictive Covenants	
Toilets	2	Zoning	Residential R25
Parking	1	School Zone	Spencer Park P.S & A.S.H.S
Sheds	Garden Shed	Sewer	Connected
HWS	Gas	Water	Scheme Connected
Solar	N/A	Internet Connection	NBN Available
Council Rates	\$3,073.35	Building Construction	Brick / Iron
Water Rates	\$1,643.28	Insulation	Unknown
Strata Levies	N/A	Built/Builder	Approx. 1991
Weekly Rent	\$750 - \$780	BAL Assessment	N/A
Lease Expiry	N/A	Items not included	N/A

-- Map Viewer Plus --



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