

**FOR SALE**

Great Southern  
Grammar School

**Offers Above \$1,050,000**

## 17 NAMBUCCA RISE, LOWER KING



## SUPERIOR ESTATE EMBODIES LIFESTYLE

- Spacious, comfortable brick and Colorbond home
- Private 3325sqm estate, grassy block, orchard
- Open family/dining, lounge, sheltered patio, activity area
- 9m x 7.5m powered workshop and studio, double carport
- Easy commute to town, near Grammar, fishing, swimming

**Merrifield**  
REAL ESTATE

 **4**  **2**  **2**  **3325 m2**

**Jeremy Stewart**

**0439 940 976**

0898414022

[jeremy@merrifield.com.au](mailto: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**

# 17 NAMBUCCA RISE, LOWER KING



## Specification

|               |                          |                       |                          |
|---------------|--------------------------|-----------------------|--------------------------|
| Asking Price  | Offers Above \$1,050,000 | Land Size             | 3325.00 m2               |
| Bedrooms      | 4                        | Frontage              | See Certificate of Title |
| Bathrooms     | 2                        | Restrictive Covenants | See Certificate of Title |
| Toilets       | 2                        | Zoning                | Residential / R25        |
| Parking       | 2                        | School Zone           |                          |
| Sheds         | 1                        | Sewer                 |                          |
| HWS           |                          | Water                 | Connected                |
| Solar         |                          | Internet Connection   | NBN Available            |
| Council Rates | \$3,108.32               | Building Construction | Brick & Colorbond        |
| Water Rates   | \$289.66                 | Insulation            | Unknown                  |
| Strata Levies | N/A                      | Built/Builder         | 2003                     |
| Weekly Rent   | \$750 - \$800            | BAL Assessment        | N/A                      |
| Lease Expiry  | N/A                      | Items not included    | N/A                      |

-- Map Viewer Plus --



Author:

Created: 4 July 2025 from Map Viewer Plus: <https://map-viewer-plus.app.landgate.wa.gov.au>

1:564

0 0.007 0.014 0.02 0.027 km

© Copyright, Western Australian Land Information Authority. No part of this document or any content appearing on it may be reproduced or published without the prior written permission of Landgate.  
Disclaimer: The accuracy and completeness of the information on this document is not guaranteed and is supplied by Landgate 'as is' with no representation or warranty as to its reliability, accuracy, completeness, or fitness for purpose.  
Please refer to original documentation for all legal purposes.