

## **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



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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



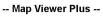
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0.027 km

## Specification

Asking Price	Offers Above \$1,050,0	00 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	\$2864.33	Building Construction	Brick & Colorbond
Water Rates	\$282.60	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





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