

Property Particulars

2/16 King Street, Mount Clarence

Home & Land Particulars

Zoning	Residential R25
School zoning	Albany Primary School / Albany Senior High School
Land size	629sqm
Title encumbrances	Strata Title (no fees or common land)
Building size / floorplan	Exact size unknown, floor plan available
Year of construction	1980
Walls	Brick
Roof	Tile
Floor / subfloor	Concrete slab
Insulation	Unkown
Driveway / side access	Only double garage, cul-de-sac offers some street parking
Sheds	Small garden shed
Solar / water softener	N/A
Items not working	N/A
Nearby parks / facilities	Mount Clarence walking trails, Middleton Beach, more...

Amenities / rates

Council rates (annual)	\$2,530
Water rates (annual)	\$1,525
Hot water system	Solar HWS, electric booster
Heating / cooling	Wood fireplace
Sewer / septic	Mains sewer
Phone / NBN / TV	Available

Other

Approx stamp duty \$32,820 incl mortgage reg & transfer fee, based on sale price of \$550,000 for primary residence use – no discount applying. Stamp duty & govt grant calculator available at: <https://reiwa.com.au/advice/calculator-tools/stamp-duty-calculator-wa/>

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Elders



For Sale

2/16 KING STREET
MOUNT CLARENCE

BED BATH CAR

4

2

2

Spectacular Views In Prime Location

- Breathtaking views of Middleton Beach and beyond
- Peaceful cul-de-sac location on Mount Clarence
- Sunlit interiors with panoramic ocean vistas
- Spacious living areas with cosy wood fire
- Beautifully landscaped gardens and patio
- Conveniently located near town and beach
- Meticulously maintained home with character

Offers above
\$799,000



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