

FOR SALE



Real estate since 1948



447 Lower King Rd, Lower King Offers Above \$695,000

CHARM, SPACE & A LITTLE LOWER KING MAGIC



- 990sqm established block
- Cosy woodfire & timber floors
- Solar panels & rainwater tank
- Patio, shed & generous lawns
- Corner block with easy side-road access
- Leased at \$500 per week until May 2027

Main Office: 197 York Street, Albany
Branch Offices: 37 Strickland St, Denmark
& 37 Lowood Rd, Mt Barker
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PROPERTY INFORMATION



Construction

- Walls: Brick
- Roof: Tile

Property Details:

- Age of Home: 1967
- Zoning: R20

Rates & Fees

- Water Rates: \$296.90 pa (for the previous financial year)
- Council Rates: \$2,640.65 pa (for the new financial year 2026/2027)

Heating / Cooling

- Woodfire
- 2 x Reverse cycle air-conditioning

Hot Water System

- Instant gas

Gas

- Bottles

Phone / NBN / TV / Foxtel

- NBN

Sewer/Septic

- Septic

School Zoning

- Flinders Park Primary School
- Albany Senior High School

(NOTE: school zonings may change; buyers should make their own enquiries)

Other

- Approximate Stamp Duty \$27,607.70 ADMIN incl Mortgage Reg & Transfer Fee.

First Home Buyer: \$15,922.70 ADMIN incl Mortgage Reg & Transfer Fee.

Based on Listing price for Primary Residence use – no discount applying

Stamp Duty & Govt Grant Calculator 2025/26 available at;

<https://reiwa.com.au/advice/calculator-tools/stamp-duty-calculator-wa/>

Disclaimer

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