

# FOR SALE



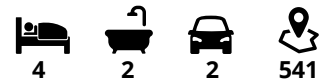
*Real estate since 1948*



**13 Boorara Way, McKail**

**Offers Above \$820,000**

## MODERN, ENERGY EFFICIENT & BRAND NEW



- Brand new Ryde Building Company quality home
- Open plan kitchen/dining & family
- Walk in butler's pantry and quality appliances throughout
- Chic master suite with WIR, ensuite & underfloor heating
- Alfresco area ideal for entertaining family & friends
- 7 Star energy rated complemented by a heat pump hws and induction cooktop



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**& 37 Lowood Rd, Mt. Barker**  
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# PROPERTY INFORMATION



## Construction

- Walls: Brick Veneer
- Roof: Colorbond

## Property Details

- Age of Home: 2026
- Zoning: R20

## Rates & Fees

- Water Rates: \$1,643.28 pa (for the previous financial year)
- Council Rates: \$1,526.00 pa (for the new financial year 2026/2027)

## Insulation & Heating / Cooling

- Insulated
- Reverse cycle air-conditioning

## Hot Water System

- Heat Pump

## Gas

- Connected to mains

## Sewer/Septic

- Sewer

## Phone/NBN/TV/Foxtel

- NBN

## School Zoning

- Mount Lockyer Primary School
- North Albany Senior High School

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

## Other

Approximate Stamp Duty \$33,965.70 ADMIN incl Mortgage Reg & Transfer Fee.

First Home Buyer: \$33,965.70 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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