FOR SALE

Wellington & Reeves WA Real Estate

Real estate since 1948







28 Erindale Court, Yakamia

From $740,000

LIGHT, BRIGHT & ROOM FOR ALL THE EXTRAS

4 | 2 | 2 | 684

- Four-bedroom, two-bathroom family home
- Naturally light and bright throughout
- Spacious family room, open-plan kitchen and dining
- Seamless connection to patio and backyard
- Ample parking for caravans, boats and additional vehicles
- Walking distance to primary school and local shopping



Louise D'Addario

0407 413 640
louise@wralbany.com.au
wellingtonandreeves.com.au

Main Office: 197 York Street, Albany
Branch Offices: 37 Strickland St, Denmark
& 37 Lowood Rd, Mt. Barker
Phone: 9841 1455

PROPERTY INFORMATION

Construction
- Walls: Brick
- Roof: Tile

Property Details
- Age of Home: 1983
- Zoning: R25

Rates & Fees
- Water Rates: $1,720.86 pa (for the previous financial year)
- Council Rates: $2,882.81 pa (for the new financial year 2026/2027)

Heating / Cooling
- Reverse Cycle Air Conditioning & Gas bayonet

Gas
- Connected to mains

Sewer/Septic
- Sewer

School Zoning
- Yakamia Primary School
- North Albany High School

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

Other
- Approximate Stamp Duty $29,825.70 ADMIN incl Mortgage Reg & Transfer Fee.

First Home Buyer: $23,210.20 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
Although every care has been taken in preparing this document, Wellington & Reeves Real Estate, the Agents, nor any of their officers, agents, employees, representatives and advisers (Representatives) verify its accuracy. The information provided is not a complete or accurate statement of the information which a Recipient would need to determine whether to make an offer for the Property.