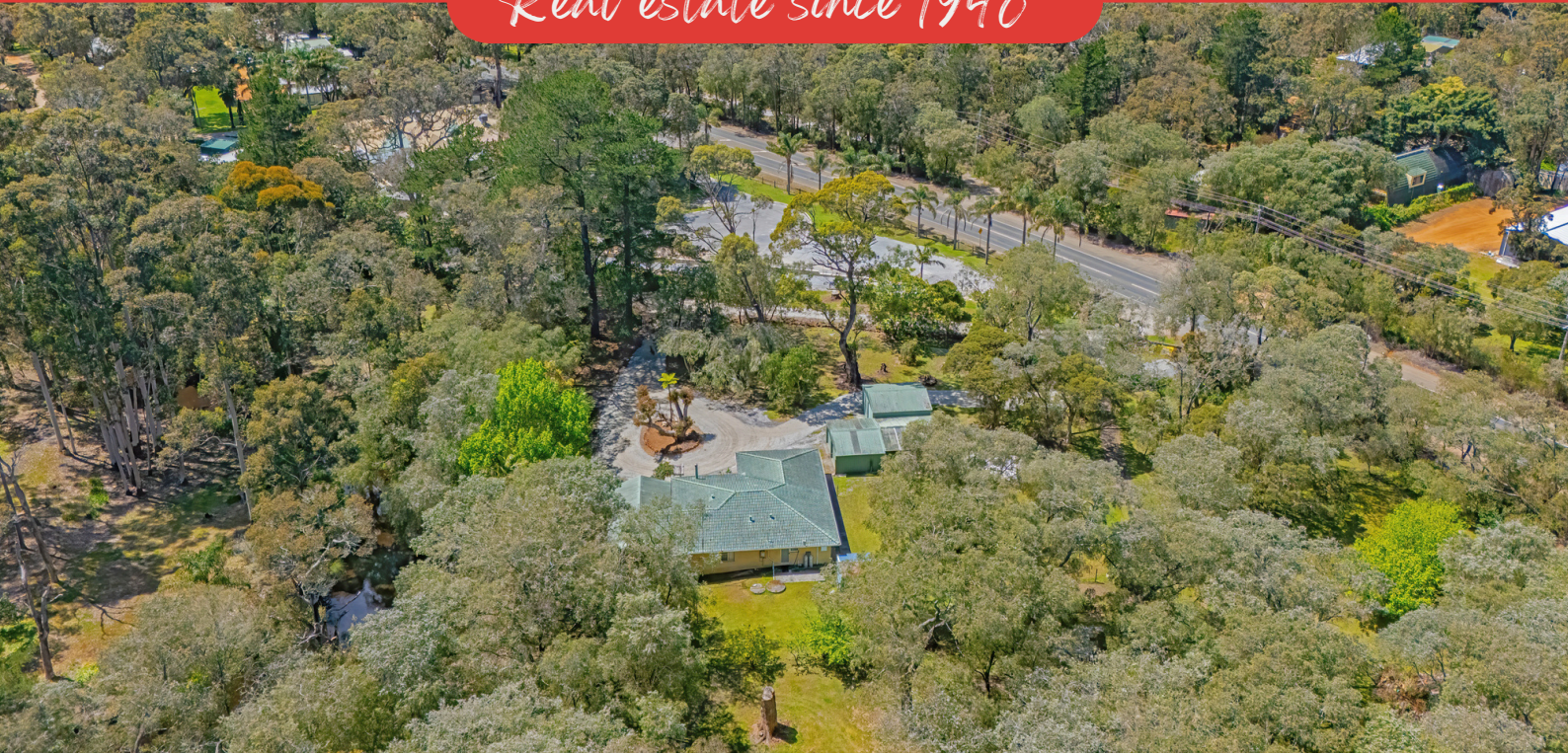


# FOR SALE



*Real estate since 1948*



**777 Chester Pass Road, Willyung**

**From \$925,000**

## **RARE CREEKFRONT RETREAT – SPACE, SERENITY & LIFESTYLE**



- Rare creekfront setting capturing tranquil water, woodland and picturesque sunset views
- Spacious kitchen and dining, inviting sunken lounge and impressive conservatory-style family room
- Dual property access, scheme water and pumped freshwater from Willyung Creek for irrigation
- Commercial Tourist zoning offering exciting future possibilities, subject to relevant approvals



**Louise D'Addario**

**0407 413 640**  
**[louise@wralbany.com.au](mailto:louise@wralbany.com.au)**  
**[wellingtonandreeves.com.au](http://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: 1979
- Zoning: Commercial (Tourist)

## Rates & Fees

- Water Rates: \$228.79 pa (for the previous financial year)
- Council Rates: \$2988.41 pa (for the new financial year 2026/2027)

## Insulation & Heating / Cooling

- Fireplace
- Reverse Cycle Air Conditioning

## Sewer/Septic

- Septic

## School Zoning

- Flinders Park Primary School

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

## Other

Approximate Stamp Duty \$39,393.20 ADMIN incl Mortgage Reg & Transfer Fee.

First Home Buyer: \$39,393.20 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.