FOR SALE

Wellington & Reeves WA Real Estate

Real estate since 1948







976 Boyup Road, Mount Barker Offers Above $799,000

COUNTRY LIVING WITH SHEDS AND WATER

3 | 2 | 12.15 HA

- Kitchen with gas cooking, ample cupboard space and a large walk-in pantry
- Separate lounge with reverse-cycle air conditioning
- Games room with a wood-burning fireplace
- Office nook
- Rainwater supply & two dams
- Shearing shed and a separate large machinery shed



Christine Edwards

0403 040 234
christine@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: Fibro
- Roof: Colorbond

Property Details
- Year Built: 1950

Heating / Cooling
- Wood fire

Gas
- Bottles

Sewer/Septic
- Septic

School Zoning
- Mount Barker Community College

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

Other
- Approximate Stamp Duty $32,915.70 ADMIN incl Mortgage Reg & Transfer Fee.

First Home Buyer: $32,900.20 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.