FOR SALE

Wellington & Reeves WA Real Estate

Real estate since 1948







13 Bohemia Road, Yakamia

Offers Above $745,000

BUILT TO LAST - DESIGNED TO ENJOY - TOP LOCATION

4 | 2 | 2 | 700

- Solid d/b brick build - separate lounge, with r/c
- Separate patio access family room & open kitchen & dining
- Fabulous big family home on neat vehicle access lot
- Enclosable patio plus drive-thru garage & a powered shed
- Easy walk to family amenities & drive to Albany CBD



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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: Double Brick
- Roof: Tile

Property Details
- Age of Home: 1980
- Zoning: R25

Rates & Fees
- Water Rates: $1643.28 pa (for the previous financial year)
- Council Rates: $3100.57 pa (for the new financial year 2025/2026)

Insulation & Heating / Cooling
- Reverse cycle air conditioing

Hot Water System
- Gas

Gas
- Connected to mains

Sewer/Septic
- Sewer

School Zoning
- Yakamia Primary School
- North Albany Senior High School

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

Other
- Approximate Stamp Duty $30,340.70 ADMIN incl Mortgage Reg & Transfer Fee.

First Home Buyer: $24,825.20 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
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