FOR SALE

Wellington & Reeves

Real estate since 1948







Proposed Lot 4A William St, Yakamia — From $599,000

CHARMING REFURBISHED COTTAGE IN PRIME LOCATION

3 | 1 | 414

- Refurbished character cottage
- Polished boards, high ceilings
- Modern kitchen, great storage
- Light, neutral interiors
- Quiet cul-de-sac setting
- Walk to schools, shops & amenities



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: Fibro/Cladding
- Roof: Tile

Property Details
- Age of Home: 1950
- Zoning: R25

Rates & Fees
- Water Rates: $1,706.97 pa (for the previous financial year)
- Council Rates: $2,474.50 pa (for the previous financial year 2025/2026)

Gas
- Bottles

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 $23,075.20 ADMIN incl Mortgage Reg & Transfer Fee.

First Home Buyer: $560.20 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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