FOR SALE

Wellington & Reeves

Real estate since 1948







8 Kitcher Parade, McKail

Offers Above $779,000

DUAL APPEAL ASSET METRES FROM LAKESIDE PARK

4 | 2 | 2 | 758

- Stylish living, family, dining & solid timber kitchen
- Delightful family home & lot with drive-thru d/b garage
- Patio, gazebo & shed- leased@$780pw 'til 15/02/2027
- Earn high rent returns now & move in next year
- Quality-maintained property near parks & amenities



Paul Armstrong

0459 381 382
paul@wrwa.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 Veneer
- Roof: Colorbond

Property Details
- Age of Home: 2005
- Zoning: R20

Rates & Fees
- Water Rates: $1,643.28 pa (for the previous financial year)
- Council Rates: $3,073.35 pa (for the new financial year 2026/2027)

Rental & Tenancy Details
- Rent per week: $780.00
- Lease end date: 25/02/2027

Insulation & Heating / Cooling
- Reverse Cycle Air Conditioning

Hot Water System
- Gas

Gas
- Connected to mains

Sewer/Septic
- Sewer

Phone/NBN/TV/Foxtel
- NBN Available

School Zoning
- North Albany Senior High School
- Mount Lockyer Primary School

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

Other

Approximate Stamp Duty $31,885.70 ADMIN incl Mortgage Reg & Transfer Fee.
First Home Buyer: $29,670.20 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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