

# FOR SALE



*Real estate since 1948*

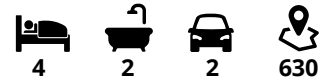


**76 Ulster Road, Spencer Park**

**Offers Above \$750,000**

## THE PERFECT BALANCE OF SPACE AND LIFESTYLE

- Functional family-friendly layout with multiple living areas
- Ample storage throughout
- Double carport with shopper's entrance
- Covered outdoor patio
- Elevated backyard with rural outlook
- Close to schools, sporting facilities and medical services
- Minutes from Albany CBD and major amenities



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**Branch Offices: 37 Strickland St, Denmark**  
**& 37 Lowood Rd, Mt. Barker**  
**Phone: 9841 1455**

# PROPERTY INFORMATION



## Construction

- Walls: Brick
- Roof: Iron

## Property Details

- Age of Home: 2003
- Zoning: R25

## Rates & Fees

- Water Rates: \$1,824.86 pa (for the previous financial year)
- Council Rates: \$3,255.45 pa (for the new financial year 2025/2026)

## Insulation & Heating / Cooling

- Reverse cycle air-conditioning
- Gas bayonet

## Hot Water System

- Electric

## Gas

- Connected to mains

## Sewer/Septic

- Sewer

## School Zoning

- Spencer Park Primary School
- Albany Senior High School

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

## Other

- Approximate Stamp Duty \$31,868.70 ADMIN incl Mortgage Reg & Transfer Fee.

First Home Buyer: \$29,653.20 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/>

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