

FOR SALE



Real estate since 1948

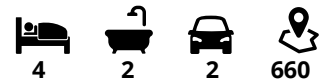


17 Hume Corner, Yakamia

\$899,000

ABUTS BUSHLAND-CLOSE TO CBD-STYLISH LIVING

- Prime asset or future lifestyle in coveted suburb
- Easy walk to shops, schools & sports & drive to CBD
- Spacious in-vogue home on private lot
- Upscale semi-open lounge & living, dining & kitchen
- Media room, huge deck & quality master & family wing
- Yard vehicle access potential-lease expires January 2027



Greg Pearson

0418 959 584
greg@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: Brick

Property Details

- Age of Home: 2007
- Zoning: R25

Rates & Fees

- Water Rates: \$1643.28 pa (for the previous financial year)
- Council Rates: \$3255.45 pa (for the new financial year 2025/2026)

Rental & Tenancy Details

- \$550pw
- Lease end date: 16/1/2027

Insulation & Heating / Cooling

- Tile fire and reverse cycle airconditioner

Hot Water System

- Electric

Sewer/Septic

- Sewer connected

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 \$38,034.20 ADMIN incl Mortgage Reg & Transfer Fee.

First Home Buyer: \$38,034.20 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.