

FOR SALE



Real estate since 1948

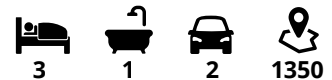


28B McLeod Street, Mira Mar

\$849,000

HIDDEN COASTAL LIFESTYLE OR ASSET

- Short walk to lake & within 1.4kms of Middleton Beach
- Ideal for professionals, downsizers or investors
- Sunny aspect, smart 2000 build on big lot-two patios
- Separate lounge plus sunlit rear living, dining & kitchen
- Bed 1 WIR & semi-ensuite, hall, Bed 2&3 BIs, mod laundry
- All offers will be presented on Monday the 19th of Oct at 3pm unless sold prior



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PROPERTY INFORMATION



Construction

- Walls: Brick
- Roof: Tile

Property Details

- Age of Home: 2000
- Zoning: R20

Rates & Fees

- Water Rates: \$1,643.28
- Council Rates: \$2,964.47 pa (for the new financial year 2026/2027)

Insulation & Heating / Cooling

- Reverse cycle air-conditioning

Hot Water System

- Instant Electric

Gas

- Town gas

Phone / NBN / TV / Foxtel

- NBN connected

Sewer/Septic

- Sewer

School Zoning

- Albany Primary School
- Albany Senior High School
- North Albany Senior High School

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

Other

- Approximate Stamp Duty \$35,974.20 ADMIN incl Mortgage Reg & Transfer Fee.

First Home Buyer: \$35,974.20 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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