FOR SALE

Wellington & Reeves

Real estate since 1948







50 Warrenup Place, Warrenup

Low Millions

SLOW DOWN & SOAK IT ALL IN- VALLEY VIEW RETREAT

3 | 2 | 4 | 4003

- Bush & valley views & quiet corner lot estate location
- Study/sitting area-master suite (WIR & ensuite) opposite
- Door off entry area to spacious living, dining & kitchen
- Mod kitchen appliances, ample storage, d/b garage access
- Rear activity zone, Bed 2,3 & laundry BIs & spa bath
- 12 solar panels & scheme water. High 9mx7m shed plus fruit trees & more



Paul Armstrong

0459 381 382
paul@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: Double Brick
- Roof: Iron
- Builder: Scott Park

Property Details
- Age of Home: 2006
- Zoning: Special Residential
-

Rates & Fees
- Water Rates: $296.90 pa (for the previous financial year)
- Council Rates: $3,255.45 pa (for the new financial year 2025/2026)

Insulation & Heating / Cooling
- Roof insulated

Hot Water System
- Gas- bottles

Sewer/Septic
- Septic

Phone/NBN/TV/Foxtel
- NBN available

School Zoning
-

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

Other
Approximate Stamp Duty $43,255.70 ADMIN incl Mortgage Reg & Transfer Fee.
First Home Buyer: $43,255.70 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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