

FOR SALE

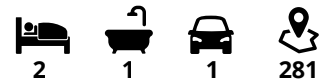


Real estate since 1948



Unit 4, 54 Lion St, Centennial Park Offers Above \$529,000

A WIN-WIN PROPOSAL - INVEST NOW - ENJOY LATER



- Solid double brick build on easy-care lot, with single carport
- Inviting lounge with r/c to rear, pleasant dining & kitchen
- Top city locale - one of only seven strata units in complex
- Rear porch & room for gardens, veggie beds & pets
- Leased @ healthy \$520pw until March 2027



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PROPERTY INFORMATION



Construction

- Walls: Double Brick
- Roof: Tile

Property Details

- Age of Home: 2002
- Zoning: R60

Rates & Fees

- Water Rates: \$1643.28 pa (for the previous financial year)
- Council Rates: \$2801.14 pa (for the new financial year 2025/2026)
- Strata Fees: \$364.57 quarterly

Rental & Tenancy Details

- Leased until March 2027

Insulation & Heating / Cooling

- Reverse cycle air conditioning

Hot Water System

- Gas

Gas

- Connected to mains

Sewer/Septic

- Sewer

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 \$19,750.20 ADMIN incl Mortgage Reg & Transfer Fee.

First Home Buyer: \$560.20 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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