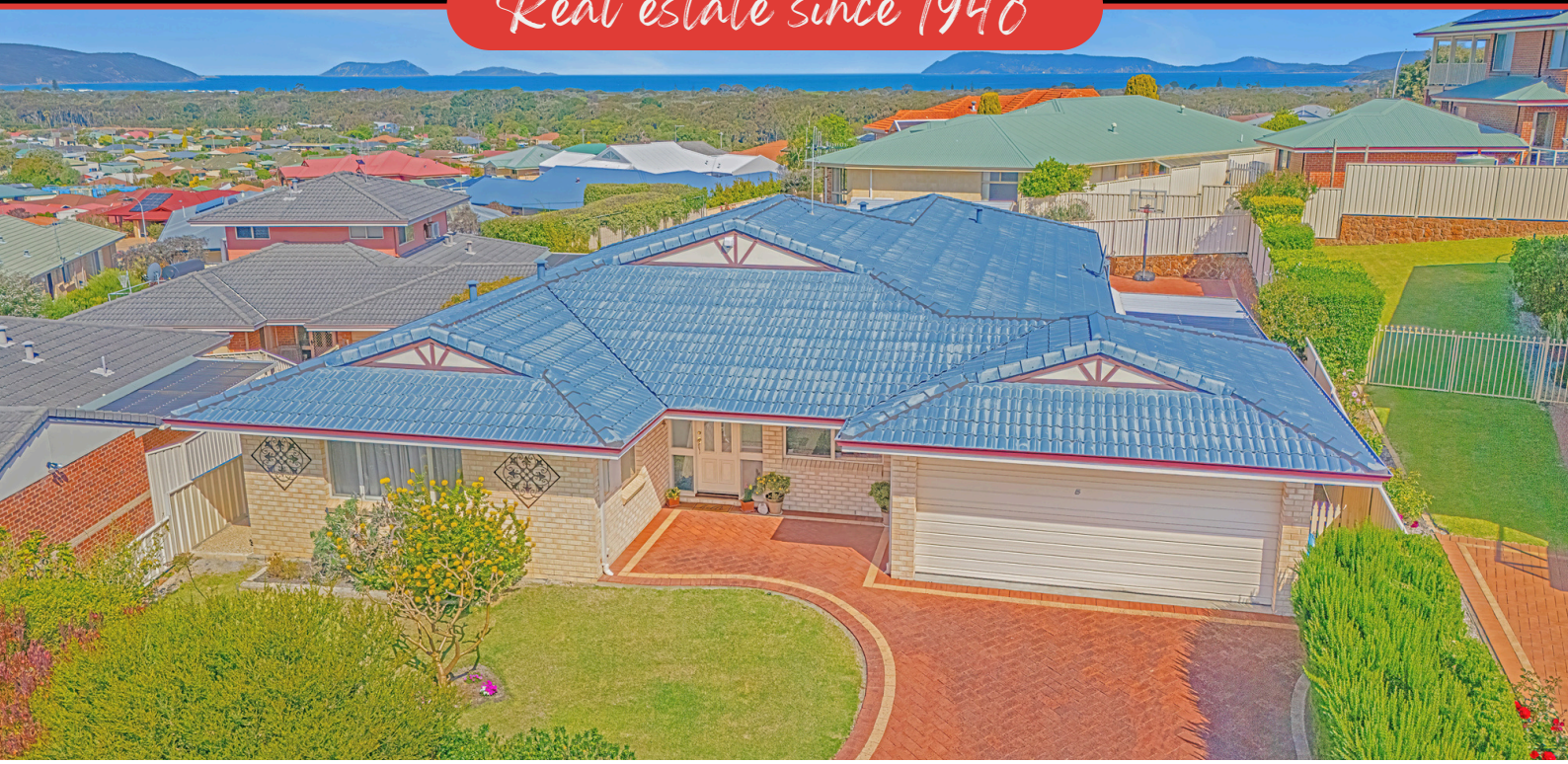
FOR SALE

Wellington & Reeves WA Real Estate

Real estate since 1948







100 Hardie Road, Spencer Park — Offers Above $949,000

COMMANDING, CUSTOMISED & UNCOMPROMISED

4 | 2 | 4 | 802

- Superior dining, new kitchen, grand master wing & more
- Dedicated study & three upscale patio access living zones
- Rear 6mx6m shed, big hardstand area & low-upkeep yard
- Premium 238sqm home on big drive-thru d/b garage lot
- Central to excellent family amenities, Albany CBD & beach
- Striking harbour, ocean, island to Bald Head panorama



Kevin Naylor

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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: Tile

Property Details
- Age of Home: 1998
- Zoning: R20

Rates & Fees
- Water Rates: $1643.28 pa (for the previous financial year)
- Council Rates: $3563.34 pa (for the new financial year 2025/2026)

Insulation & Heating / Cooling
- Air-Conditioning

Hot Water System
- Gas

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 $40,680.70 ADMIN incl Mortgage Reg & Transfer Fee.

First Home Buyer: $40,680.70 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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