FOR SALE

Wellington & Reeves WA Real Estate

Real estate since 1948







81 Angove Road, Spencer Park — Offers Above $649,000

WELL-KEPT CITYSIDE OPTION PACKED PROPERTY

3 | 1 | 3 | 905

- Front sunlit lounge with outlook, & rear deck access dining
- Smart updated kitchen & scullery
- Leased to great tenants until July 2027 ($485pw)
- Character home on big drive-thru garage access lot
- Powered high 3xbay shed, & extra sheds & untapped land
- Cityside property close to host of amenities & CBD



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: Clad
- Roof: Tile

Property Details
- Age of Home: Circa 1969
- Zoning: R25

Rates & Fees
- Water Rates: $1643.28 pa (for the previous financial year)
- Council Rates: $2556.15 pa (for the new financial year 2026/2027)

Rental & Tenancy Details
- Leased until July 2027 at $485 per week

Insulation & Heating / Cooling
- Airconditioning

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 $25,470.20 ADMIN incl Mortgage Reg & Transfer Fee.

First Home Buyer: $8,655.20 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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