FOR SALE

Wellington & Reeves

Real estate since 1948







117 Collingwood Rd, Spencer Park Offers Above $779,000

FRESH, FUNCTIONAL & FAMILY-SIZED NEAR BEACH

4 | 2 | 2 | 775

- Spacious updated gem near key amenities & beach
- Solid well-planned home on side caravan access lot
- Great lounge, patio access dining & mod galley kitchen
- Excellent central patio access family/games room
- Superb Bed WIR & mod ensuite & Bed 2,3,4 & hall BIRs
- Mod family wet areas & a garage, shed & roomy yard



Paul Armstrong

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Main Office: 197 York Street, Albany
Branch Offices: 37 Strickland St, Denmark
& 37 Lowood Rd, Mt. Barker
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PROPERTY INFORMATION

Construction
- Walls: Brick Veneer
- Roof: Colorbond

Property Details
- Year Built: 1994
- Zoning: Residential

Rates & Fees
- Water Rates: $1,643.28 pa (for the previous financial year)
- Council Rates: $3,073.35 pa (for the new financial year 2026/2027)

Heating / Cooling
- Fireplace

Hot Water System
- Gas

Gas
-

Sewer/Septic
- Sewer

Phone/NBN/TV/Foxtel
- NBN

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 $31,834.20 ADMIN incl Mortgage Reg & Transfer Fee.
First Home Buyer: $29,508.70 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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