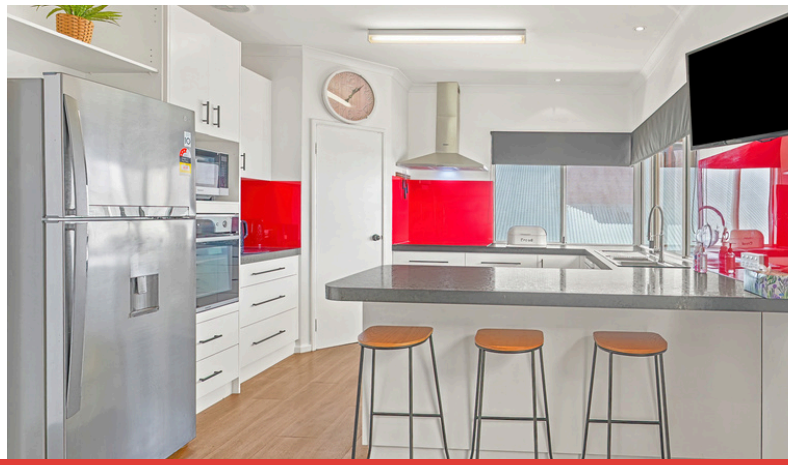
FOR SALE

Wellington & Reeves

Real estate since 1948







9 King George Street, Little Grove — Suit Buyers Low $1M

LITTLE GROVE LIFESTYLE WITH SPACE TO SPARE

5 | 3 | 4 | 3440

- Extensive five-bedroom home with two king-sized en-suite bedrooms
- Multiple living areas, cosy woodfire lounge & spacious rear games room
- Well-appointed kitchen, Jarrah floors & impressive covered front deck
- Beautifully established cottage gardens, outdoor entertaining & private retreats
- Substantial 3,440sqm parkland property in peaceful cul-de-sac location



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PROPERTY INFORMATION

Construction
- Walls: Fibro
- Roof: Iron

Property Details
- Age of Home: 1970
- Zoning: URBDEV

Rates & Fees
- Water Rates: $296.90 pa (for the previous financial year)
- Council Rates: $3203.55 pa (for the new financial year 2026/2027)

Insulation & Heating / Cooling
- Tile Fire
- Air Conditioning

Hot Water System
- Instant Gas

Gas
- Bottles

Sewer/Septic
- Septic

School Zoning
- Little Grove Primary School
- Albany Senior High School

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

Other
- Approximate Stamp Duty $48,425.70 ADMIN incl Mortgage Reg & Transfer Fee.

First Home Buyer: $48,425.70 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/

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