FOR SALE

Wellington & Reeves

Real estate since 1948







1/87 David Street, Spencer Park Offers Above $668,000

CITY CENTRAL, FREESTANDING & A SPACIOUS YARD

3 | 1 | 1 | 480

- Short drive to schools, shops, sports, hospital, CBD & beach
- One of only four free-standing home units in complex
- Private street frontage & roomy fenced backyard with shed
- Ornate cornice lounge to external access dining & kitchen
- Bed 1,2&hall BIRs, neat Bed 3 & wet areas & drive-thru garage
- Extra car bay & leased@$530pw ‘til Oct. 2026-tenant keen to stay



Greg Pearson

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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
- Roof: Tile

Property Details
- Age of Home: Circa 1992
- Zoning: R25

Rates & Fees
- Water Rates: $1,603.19 pa (for the previous financial year)
- Council Rates: $2,613.93 pa (for the new financial year 2025/2026)

Rental & Tenancy Details
- Rent per week: $530
- Lease end date: 03/10/2026

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 $27,780.70 ADMIN incl Mortgage Reg & Transfer Fee.

First Home Buyer: $27,686.90 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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