

FOR SALE



Real estate since 1948



1 Shell Bay Road, Lower King

All offers considered

TRANQUIL, SCENIC WATERFRONT JETTY ACCESS RETREAT



- Magic bay, harbour, mainland & sunrise & sunset vistas
- Direct access to jetty & Shell Bay kayaking & fishing
- Close to rivers, harbour, beaches, shop, GS Grammar & more
- Classic 1920 wrap-around verandah home with superb deck
- Lined outbuilding & a laundry 2nd shower & toilet off a studio
- Established parkland gardens (Leased @\$700pw 'til Feb. 2027)



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Main Office: 197 York Street, Albany
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PROPERTY INFORMATION



Construction

- Walls: Timber cladding
- Roof: Tin

Property Details

- Age of Home: 1920
- Zoning: R5

Rates & Fees

- Water Rates: \$289.66 pa (for the previous financial year)
- Council Rates: \$2,775.64 pa (for the new financial year 2025/2026)

Rental & Tenancy Details

- Rent per week: \$700
- Lease end date: Feb 2027

Insulation & Heating / Cooling

- Fireplace

Hot Water System

- Heat pump

Gas

- Bottles

Phone / NBN / TV / Foxtel

- NBN

Sewer/Septic

- Septic

School Zoning

- Flinders Park Primary School
- Albany Senior High School

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

Other

- Approximate Stamp Duty \$74,275.70 ADMIN incl Mortgage Reg & Transfer Fee.

First Home Buyer: \$74,275.70 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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