

FOR SALE



Real estate since 1948



81 Climie Street, Cranbrook

Offers Above \$479,995

STYLISH MAKOVER-BIG LOT-GATEWAY TOWN TO RANGES



3



1



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1262

- Scenic region near mountains, Mt Barker & Albany
- Town hub locale-walk to school, shop, cafe, sports & more
- Finely updated 1960s feature home on big side access lot
- Superb lounge, dining & smartly-renovated kitchen
- In-vogue bedrooms & wet areas, & top storage throughout
- Big patio, mod games room, sheds, neat grounds & more



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Main Office: 197 York Street, Albany
Branch Offices: 37 Strickland St, Denmark
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PROPERTY INFORMATION



Construction

- Walls: Brick Veneer
- Roof: Tile

Property Details

- Age of Home: 1965
- Zoning: Residential

Heating / Cooling

- Wood fire
- Reverse cycle air-conditioning

Hot Water System

- Solar

Sewer/Septic

- Sewer

School Zoning

- Cranbrook Primary School

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

Other

Approximate Stamp Duty \$17,355.20 ADMIN incl Mortgage Reg & Transfer Fee.

First Home Buyer: \$540.20 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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