

FOR SALE



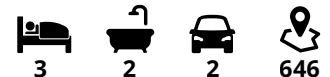
Real estate since 1948



11 Nadebaum Tce, Bayonet Head

\$840,000

HIGH RENTAL RETURNS-REWARDING FUTURE LIFESTYLE



- Retain as a rental or move in after 23/04/2027
- Fashionable 2023 home on spacious wide access lot
- Leased at \$750pw-near reserves, harbour, shops & more
- Media room, /Bed 4 & smart alfresco access open hub
- Excellent side gated caravan & boat access & parking
- Fully-fenced private backyard with room for workshop

Main Office: 197 York Street, Albany
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PROPERTY INFORMATION



Construction

- Walls: Brick Veneer
- Roof: Colorbond

Property Details:

- Age of Home: 2023
- Zoning: R25

Rates & Fees

- Water Rates: \$1,643.28 pa (for the previous financial year)
- Council Rates: \$3,400.01 pa (for the new financial year 2025/2026)

Rental & Tenancy Details

- Rent per week: \$750
- Lease end date: 23/04/2027

Heating / Cooling

- Reverse cycle air-conditioning

Gas

- Connected to mains

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 \$34,995.70 ADMIN incl Mortgage Reg & Transfer Fee.

First Home Buyer: \$34,995.70 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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