

FOR SALE



Boundaries are Approximate

Offers Above \$900,000

13 LA PEROUSE ROAD, GOODE BEACH



COASTAL COMFORT IN GOODE BEACH

- 3-bedroom, 1-bathroom home on 741 sqm
- Two bedrooms and main living on lower level
- Upstairs bedroom with balcony – or use as second living
- Generous backyard with garden beds
- Covered patio, carport, peaceful location
- Walk to the beach, approx. 20 mins to Albany
- Sold “as is”

 **3**  **1**  **1**  **741 m2**



• **SCAN HERE TO MAKE AN OFFER**

Merrifield
REAL ESTATE

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Disclaimer: All details on the brochure are presented on the vendor's advice. Prospective purchasers should take necessary actions on their own behalf to satisfy themselves of the details of conditions, contents, fixtures and improvements in regards to this property. **Merrifield Real Estate Pty Ltd JR Stewart Trust T/A Merrifield Real Estate, 258 York Street, Albany WA 6330 ABN 66 768 696 418**

13 LA PEROUSE ROAD, GOODE BEACH



Specification

Asking Price	Offers Above \$900,000	Land Size	741.00 m2
Bedrooms	3	Frontage	See Certificate of Title
Bathrooms	1	Restrictive Covenants	See Certificate of Title
Toilets	1	Zoning	Residential / R12.5
Parking	1	School Zone	Little Grove P.S & N.A.S.H.S
Sheds	N/A	Sewer	Septic Tanks
HWS	Instant Gas	Water	Connected
Solar	N/A	Internet Connection	NBN Available
Council Rates	\$2,371.68	Building Construction	Brick Veneer & Asbestos
Water Rates	\$289.66	Insulation	Unknown
Strata Levies	N/A	Built/Builder	Approx. 1968
Weekly Rent	\$550 - \$600	BAL Assessment	N/A
Lease Expiry	Periodic	Items not included	N/A

-- Map Viewer Plus --



Author:

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