



gateway



gateway



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12/31 Barfield Road Hammond Park, WA

 3
  2
  2

SORRY ITS TOO LATE !

Without doubt one of the best if not the BEST in class! Beautifully maintained, tastefully decorated and perfectly enhanced, this ABSOLUTE RIPPER of a property will appeal to investors, 1st home buyers and downsizers!

positioned in a neat tidy and well maintained complex with low strata fees, it offers privacy, security and easy access to Aubin Grove train station, Kwinana Freeway PLUS Primary and High schools are located just down the road.

This property rates a 10 out of 10 so don't drag your feet or you will be too late! the last property in this complex sold in a day so interest WILL BE strong!!

Incredibly low strata fees; \$88.50 p qtr Reserve levy \$23.97 p qtr

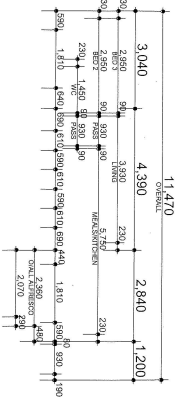
Type : Villa
Sold Date : Sunday, 25th February 2024

Council Rates : \$1,717.43/year (approx)
Water Rates : \$1,161.60/year (approx)
Strata Rates : \$88.50 p/q

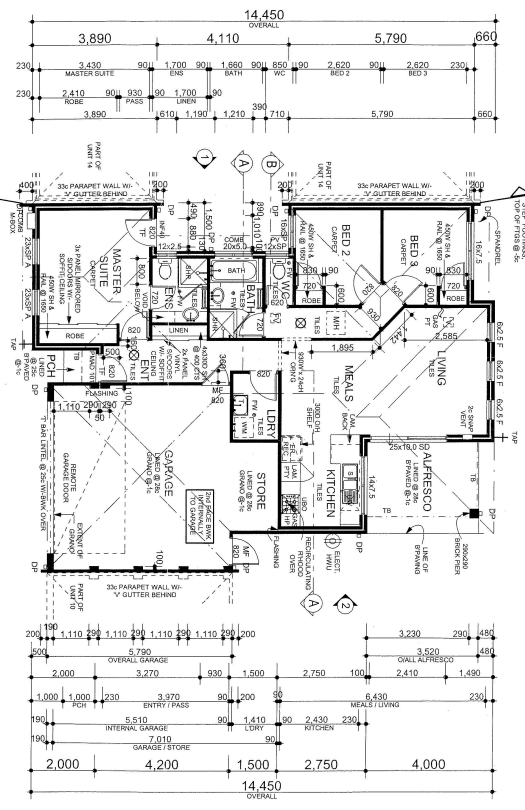
Brian Devereux

AREA STATS	
Floor Plan	93.55 sqm
House	4.24 sqm
Pool	0.99 sqm
Garage	3.70 sqm
Alfresco	10.00 sqm
THAT FLOOR	142.48 sqm
THAT HOUSE	144.86 sqm

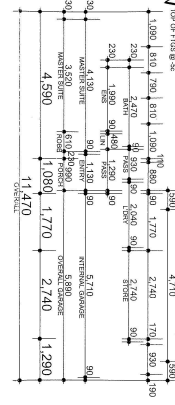
ROOF AREA (ON FLAT) - 144.86 m²



- NOTE**
- 82.5 INSULATION TO CEILING
 - AREA OF HOUSE, STORE & ALFRESCO
 - LOCATION OF DOWN PIPES & INDICATING ONLY & MAY BE DISCREPANT BUILDERS
 - PROVIDE STAINLESS STEEL THROUGHOUT



FLOOR PLAN
SCALE 1:100



230 CAVITY BRICKWORK
THIRD BOND
FINISH EXTERNALLY

FINISHED GARDEN FINISH EXTERIOR TO ROOF ELEVATION ONLY

improStons THE HOME BUILDERS		REV: VOA # 1000006		DATE: 10/06/06	CHK: J
THIS IS ONE OF THE DRAWINGS REFERRED TO IN THE CONTRACT.					
OWNER: _____		WITNESS: _____		DATE: _____	
OWNER: _____		WITNESS: _____		DATE: _____	
BUILDER: _____		WITNESS: _____		DATE: _____	
CLIENT: CLAYMONT LAND AND/OR NOMINEES					
ADDRESS: LOT 107 (UNIT 12) BARFIELD ROAD HAMMOND PARK					
STAGE 1 OPTION 3		PROJECT NO: 00002		DATE: 10/05/06	
DRAWN BY: N1		CHECKED BY: N1		DATE: 02/05/06	
SHEET 1 OF 5		SHEET 1 OF 5		SHEET 1 OF 5	