

38 Bath Street, Kukerin, WA 6352



Residential Land For Sale

Sunday, 31 March 2024

38 Bath Street, Kukerin, WA 6352

Area: 1012 m2

Type: Residential Land



Amanda Milton

AUCTION Saturday 6th April 2024 on Site

Residential Land with a Colourbond Shed.FOR SALE VIA AUCTION This SATURDAY 6th April 2024 on site at 38 Bath St, KUKERIN at 11am.The property is being sold by the Shire of Dumbleyung by Auction pursuant to the Local Government's power of sale provided by section 6.64 (1) (b) and Schedule 6.3 clause 3 (a) (i) of the Local Government Act 1995, sale of land for non-payment of rates and services charges.The Property is being sold "as is", "where is" and "with all faults" without any representation or warranty including any representation or warranty as to condition, fitness for any particular purpose or compliance with laws or regulations.* 1012m2 block of land* Zoned Residential* Block 20.1m width * Block 50.3m depth* Colourbond shed 9m * 6m, height 2.5m, 2 roller doors 1 personnel door unpowered, possibly has a concrete floor.* No Power to site* No Water to site* Rear Lane Access* Deposit 10% of the purchase price payable on the fall of the hammer.* Settlement Date 30 days from auction date.* Shire Rates - \$502/annum* Water Rates - No water connection.* Kerbside rubbish removal weekly available* Kerbside recycle rubbish removal fortnightly availableThe Shire of Dumbleyung has not gained access to the shed and cannot attest to its contents. There are no keys to the shed included in the purchase price.Th Shire of Dumbleyung takes no responsibility for the removal of any chattels and vehicles on the property which may include a caravan and a vehicle trailer and clause 6.1 (b)(2) of the Joint Form of General Conditions for the Sale of Land (2022 General Conditions) does not apply. The Shire has no proprietary interest in any such chattels and vehicles and makes no representation as to their ownership.Kukerin is a friendly town and home to the annual Kings Birthday weekend Kukerin Creek-bed Racing and Burnout competition. There is a medical centre that operates one day a week, a primary school, local hotel, grocery store and hardware with small cafe, rural supplies store and a tyre and mechanical shop that operates one day a week. Kukerin has excellent sporting facilities such as tennis courts, synthetic bowling rinks and a beautiful fine couch grass oval that supports football and cricket. There is a volunteer ambulance service and a volunteer bush fire brigade.Kukerin could be that small country town that you have been looking for! Come and be part of something bigger.... welcome to Kukerin 'Small but Strong!The property is being offered for sale in "as is where is" condition. Please request the terms of the sale prior to the auction.For further information please contact:Amanda MiltonElders Real Estate, Lake GracePh: 0429 654 011 (text/call)Email: amanda.milton@elders.com.au"Service isn't Something... It is Everything" Buyers NoteAll measurements/dollar amounts are approximate only. Boundaries marked on images are a guideline only. Buyers should complete their own due diligence, including a visual inspection before making an offer to purchase.