

Realmark[®]

Rurban Pty Ltd the Trustee for Resmark Unit Trust
T/as Realmark Urban Licensed Real Estate Agent
ABN 46 743 285 348 ACN 623 011 781 TC 75848

G1/164 Riseley Street, Booragoon
Western Australia 6154

telephone 08 9388 3911

urban.realmark.com.au

Welcome to...

**18 Westbury Road
South Perth WA 6151**

SET DATE SALE

**All offers presented on Friday 16th
October 2026 at 12pm
(unless sold prior)**

Leah Xia

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Title Particulars	:	LOT 36 P002043 Volume 1766, Folio 618
Council rates	:	\$4,230.08(1/07/2025 – 30/06/2026)
Water rates	:	\$1,895.30(01/07/2025 – 30/06/2026)
Public/Private Schools	:	Wesley College, Kensington Primary School
Universities	:	Notre Dame, Curtin, Murdoch, UWA
Nearby Amenities	:	South Perth Foreshore Perth Zoo Victoria Park dining and entertainment Swan River
To Perth city	:	10 min off peak (approx)
To Fremantle	:	26min off peak (approx)

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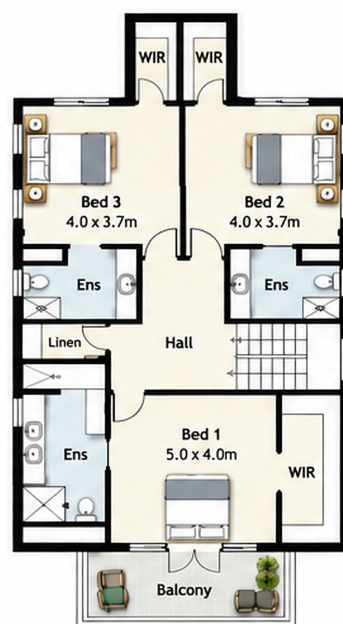
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Comparable Sales

	9 Walter street South Perth 5B 4Bath 539sm Land size 349m²Building size Sold July 2026 \$2,800,000
	157 Angelo Street, South Perth, WA 6151 4Bed 3Bath 589sm Land size 253m²Building size Sold Dec 2025 \$2,530,000
	36A Hampden Street South Perth • 4x2x2, 563m² land, building size 244sm Sold Aug 2026 \$2,025,000
	13/44 Ranelagh Crescent South Perth • 4x4x4, 526m² land, building size 358m Sold Mar 2026 \$3,175,000

*** Interested parties are encouraged to make their own investigations.**

Floor plan



FIRST FLOOR PLAN

APPROXIMATE AREA	
GROUND FLOOR	174.7 m ²
FIRST FLOOR	122.0 m ²
GARAGE	45.5 m ²
BALCONY	10.0 m ²
WORKSHOP	20.0 m ²
PORCH	12.0 m ²
STORE	11.0 m ²
ALFRESCO	40.0 m ²
TOTAL	435.2 m²

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