



## 32 Manser Street, KUKERIN, WA 6352

AUCTION Onsite 1st May 11am

**\*NO INSPECTIONS OR VIEWINGS ARE AVAILABLE PRIOR TO, OR ON THE DAY OF THE AUCTION\***

\*To be a registered bidder you need to attend the auction. The auction is to be held on-site at 32 Manser Street, Kukerin.

Zoning: Residential

Property dimensions courtesy of RP Data

The subject property appears to comprise of a single level three-bedroom, one-bathroom and a single carport. The description is based on an independent evaluation firms expertise.

Particulars of Sale:

1. Prospective bidders to undertake their own due diligence.

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

**TYPE:** Auction

**INTERNET ID:** 300P195509

### AUCTION DETAILS

11:00am, Friday May 1st, 2026

### CONTACT DETAILS

**Katanning**

131 Clive Street  
KATANNING, WA  
08 9821 3777

**Suzie Perrin**

0438 545 265

Any encumbrances on the property will be dealt with by the Shire of Dumbleyung pursuant to Schedule 6.3 Clause 4 of the LGA

**ENCUMBRANCES:**

The property is sold subject to the following encumbrances:

- (a) All easements encroachments and rights of way affecting the property;
- (b) All acts of Parliament, bylaws and regulations affecting the property;
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- (c) All defects whether or not they are recognizable upon inspection to the property;
- (d) The provisions of the Transfer of Land Act 1893;
- (e) The provisions of the Local Government Act 1995;
- (f) The rights of any adjoining owner;
- (g) Any rights of the Crown in right of the State or Commonwealth or a department, agency, or instrumentality of the Crown in right of the State or Commonwealth; and
- (h) Rates and taxes (other than local government rates and service charges) due on the land which include arrears of rates due to the Water Corporation of approximately \$4500.00.

**2. No representations**

The property is being sold by the Shire of Dumbleyung on an "as is" basis. The Seller makes no representations as to:

- a) The condition or state of repair of the property
- b) Any outstanding levies or other payments due in respect of the property
- c) Whether any improvements constructed or partially constructed on the land comply with plans or specifications for the construction or comply with zoning or any other requirements relating to the land or the construction
- d) The standard or quality of any improvements constructed on the land
- e) The value of the property or the fitness and suitability of the property for any particular purpose
- f) Access to the property;
- g) Whether each dividing fence is on the boundary to the land; and
- h) The Shire of Dumbleyung takes no responsibility for the removal of any chattels and vehicles on the property and clause 6.1(b)(2) of the joint form 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.

The Buyer must rely solely on his own examination and enquiries as to the property.

**3.FENCES AND IMPROVEMENTS:**

If any fences or improvements encroach on adjoining land the Buyer has no claim against the Seller. The Buyer assumes all liability for contributing to the cost of boundary fencing.

On fall of the auctioneers hammer, the successful bidder must deposit 10% of the Purchase Price by either electronic transfer (EFT), cash or bank cheque (no personal

cheques) with the balance satisfied within 28 days.

- Land Area 1,012.00 square metre
- Bedrooms: 3
- Bathrooms: 1



