



WINTER COLLECTION 2026 EDITION 2



by Kevin Naylor



Welcome to the Winter Collection.

From breathtaking waterfront retreats and beautifully restored character homes to exceptional family residences, this carefully curated collection celebrates some of Albany's most distinctive properties, each offering a unique lifestyle and endless possibilities.

I hope you enjoy exploring the collection and look forward to helping you discover your next home.

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COMING SOON – SPACIOUS FAMILY HAVEN IN A PREMIER SPENCER PARK SETTING

Set in one of Spencer Park's sought-after streets, this generously proportioned four-bedroom, two-bathroom home offers space, comfort and flexibility for modern family living.

Multiple living zones include a welcoming lounge, open-plan kitchen, dining and family areas, plus a dedicated games room. Reverse-cycle air conditioning and a cosy tile fire provide year-round comfort.

Outside, the generous enclosed backyard offers plenty of room for children and pets, complemented by a powered workshop for hobbies, storage or weekend projects.

A peaceful, practical family home with room for everyone to enjoy.



COMING SOON – MIRA MAR SPACE, POTENTIAL & FUTURE OPPORTUNITY

Set on a generous 1,040sqm R25-zoned lot, this solid brick and tile home combines comfortable family living with exciting future potential. It features three oversized bedrooms, including a master with ensuite, a family bathroom and a double garage, providing a great foundation to enjoy as is or enhance over time.

The expansive backyard offers excellent scope for a rear subdivision or the addition of a substantial workshop or shed, subject to the relevant approvals, making this a property with exceptional flexibility and long-term appeal. Register your interest before the official launch





A TIMELESS 1965 ORIGINAL WITH R60 POTENTIAL

 4
  1
  3
  813sqm

Invest in a piece of Albany's past with this beautifully preserved 1965 residence, lovingly maintained by the same owner for 37 years and offering a rare glimpse into the character and design of its era. Set on a generous R60-zoned allotment with exciting future subdivision potential, the home remains remarkably intact, from its timber floors and panelled walls to original cabinetry, generous built-in storage and classic 1960s bathroom.

Neatly presented and rich in nostalgic appeal, the four-bedroom home offers spacious living, a practical layout and a well-kept, easy-care setting with triplex garage. Just minutes from schools, shopping, medical facilities, Albany Health Campus, the CBD and Middleton Beach, this is a rare opportunity to preserve, enjoy or reimagine a genuine piece of 1960s Albany.

Offers Above \$699,000

11 Price Street, Bayonet Head



SPACE, SUNSHINE & AN ENVIABLE BAYONET HEAD LIFESTYLE

 4
  2
  3
  705sqm

Embrace an effortless family lifestyle in this spacious, beautifully maintained residence, quietly positioned within a quality contemporary estate in sought-after Bayonet Head.

Designed for relaxed living, the home offers generous light-filled interiors, a well-appointed kitchen, separate media room, four bedrooms and excellent indoor-outdoor connection to the alfresco.

Set on a sunny, slightly elevated allotment with side access for a caravan or boat, the property also delivers a substantial 6m x 6m shed, garden shed and easy-care, waterwise grounds, with glimpses across the surrounding hinterland.

Beyond home, adventure awaits. With Oyster Harbour's nearest boat ramp just 1.7km away, weekends can easily be spent boating, fishing, surfing, trekking, riding or exploring the spectacular Great Southern outdoors.

A wonderfully complete family package where space, practicality and lifestyle come together with ease.

Offers Above \$875,000



CENTRAL CONVENIENCE & ROOM TO MOVE

 4  2  3  718sqm

Perfectly positioned between Albany's CBD and Middleton Beach, this well-maintained 1979 residence offers the kind of practical family living that continues to stand the test of time.

Solidly built and thoughtfully laid out, the home offers four bedrooms, two bathrooms, generous living spaces and an inviting rear verandah capturing pleasant suburban and escarpment outlooks.

For those needing space for vehicles, boats or caravans, the property truly delivers, with dual access, substantial parking, double carport and an impressive 6m x 6m shed.

Set on an easy-care allotment within easy reach of schools, shops, sporting facilities, medical services and transport, this is a versatile Spencer Park opportunity with plenty to appreciate.

Offers Above \$725,000

SOLD

83 Bay View Drive, Little Grove



WHERE HARBOUR MEETS HORIZON

 4
  2
  4
  1812sqm

Presenting the ultimate waterfront lifestyle, this exceptional property enjoys absolute harbour frontage with breathtaking, uninterrupted views spanning the city skyline, Princess Royal Harbour, rolling hinterland and spectacular sunrises.

Set on an expansive 1,812sqm allotment, the beautifully designed two-level home has been crafted to embrace the outlook from almost every room, with light-filled living and dining areas flowing to generous entertaining decks, a stylish kitchen, dedicated study and an impressive upstairs master retreat.

The sweeping backyard merges seamlessly with bushland and harbour reserve, ensuring these remarkable views can never be built out, while a high-clearance 13m x 7m shed provides outstanding space for vehicles, boats or hobbies.

This is a truly outstanding lifestyle opportunity just moments from schools, shops, the sailing club and boat ramp. A rare opportunity to secure one of Albany's most enviable waterfront positions.

Suit Buyers Low-Mid \$1 Million Range



44 Earl Street, Albany

NEW PRICE



A TIMELESS TRANSFORMATION OF A 1930'S CBD ORIGINAL

 3  2  -  597sqm

Commanding an elevated position within Albany's CBD, this beautifully refurbished 1930s residence captures sweeping harbour and city views while offering timeless character, outstanding lifestyle appeal and exceptional investment potential.

Set on an elevated R30-zoned allotment with a generous second-tier yard ready for future possibilities, the home enjoys a coveted location just a leisurely stroll from Albany's cafés, restaurants, boutiques and vibrant city events.

Inside, beautifully preserved original features—including solid timber floors, painted timber-lined walls, soaring ceilings and classic fireplaces—blend effortlessly with thoughtful modern updates, creating a home rich in warmth, history and enduring appeal.

Offers Above \$995,000



UNDER OFFER

9000 Ocean Terrace, Bayonet Head



EXCEPTIONAL ESTATE LIVING CLOSE TO WATER

 3  2  3  576sqm

Enjoy the peace and privacy of this quality, slightly elevated home, where leafy surrounds are complemented by delightful views across the bush to Oyster Harbour and the Kalgan mainland. Perfectly positioned for an enviable lifestyle, the property is just a short stroll to lakeside walking trails and family parks, with harbour access, scenic rivers, stunning coastline and everyday conveniences all close by.

The impressive high-ceiling home features a light-filled open-plan living and dining area, complemented by a superb galley kitchen with a generous scullery flowing to the laundry and alfresco.

Year-round entertaining is a delight in the exceptional enclosed alfresco, complete with a flued wood fire and overlooking the private backyard.

Offers Above \$885,000

6 Anzac Road, Mira Mar



EVERY SUNRISE IS YOURS TO ENJOY

 4
  3
  3
  776sqm

Some homes have a view. This home owns the horizon.

Commanding one of Albany's most spectacular coastal panoramas, this exceptional Mira Mar residence captures breathtaking sunrises across the ocean, Lake Seppings and the rolling hinterland from almost every major living space.

Set high on an elevated 776sqm allotment with front and rear street access, the quality-built home blends timeless craftsmanship with generous proportions. Expansive open-plan living, a beautifully appointed kitchen with scullery, multiple living zones, two luxurious master suites, a home office and exceptional storage deliver effortless family living, while the undercroft double garage, workshop and rear carport add outstanding practicality.

Just moments from Lake Seppings, Middleton Beach and Albany's CBD, this is a rare offering where uncompromising quality, breathtaking views and an irreplaceable coastal setting combine to create a home of enduring distinction.

Suit Buyers High \$1M Range

WINTER COLLECTION 2026



Born and raised in Albany, Kevin Naylor combines genuine local knowledge with a strong passion for property and helping people achieve outstanding results.

With over seven years at Wellington & Reeves, Kevin has built a reputation for delivering honest advice, strategic marketing and skilled negotiation to maximise outcomes for his clients.

His professional background also includes time with Ryde Building Company, providing valuable insight into the building and construction industry, along with earlier experience managing the GWN7 Albany office, where he developed strong expertise in marketing, sales and customer service.

Kevin's diverse experience allows him to guide clients through the entire selling process — from presentation and marketing through to negotiation and successful sale.

Known for his approachable nature, professionalism and commitment to service, Kevin prides himself on building long-term relationships with his clients and achieving the best possible results.

A proud Albany local, Kevin has been married for 40 years and enjoys family life with his daughter, son-in-law and three beautiful granddaughters.

For trusted local knowledge and professional real estate advice, contact Kevin today.



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