

1/11 Heytesbury Road, Subiaco, WA 6008

Villa For Sale

Wednesday, 10 April 2024

1/11 Heytesbury Road, Subiaco, WA 6008

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: Villa



Ingrid Bradshaw
0893883988

From mid \$800,000s

This one will take your breath away! The fabulous light filled open plan living opens directly to the supersized private north facing garden courtyard, where there's loads of space to entertain with friends, or relax in peace with a book. Or step out to the courtyard at the back where there's room to dine or sit and enjoy a quiet coffee. And with three fabulous bedrooms or two plus an office, there's flexible functionality in the era of work from home. This end villa has been renovated with high end quality finishes, a fantastic entertaining garden courtyard matched with the brilliant Subiaco location. You're on a winner!

THE HOME 3 bedroom 1 bathroom Kitchen Living / dining 1 wc Laundry

FEATURES Presented to please stylish, immaculately renovated villa in stunning location Beautiful herringbone timber floors New carpets to bedrooms Elegant shaker style wall panelling to entrance and dining area Generous, sun drenched open plan living with sliding doors to huge private north facing courtyard and sheer curtains Dining area with sliding door to rear courtyard, split system reverse cycle air conditioning Renovated open plan kitchen with white and black cabinetry, pale counters, white tiled splashback, under bench oven, electric cooktop, stainless steel rangehood, dishwasher, plenty of prep and storage space, breakfast bar seating for two Storage to hallway Lovely master bedroom with wall panelling, built in robes, plantation shutters and split system reverse cycle air conditioning Bright, sunny second bedroom with mirrored built in robes, tall windows and plantation shutters Bright and airy third bedroom / home office with tall windows and plantation shutters Modern bathroom with large shower, white vanity and stylish black hardware Separate wc Practical laundry with floor to ceiling storage, space for washer/dryer, door out to drying courtyard and plantation shutters Security screen doors and windows

OUTSIDE FEATURES Large, private, north facing courtyard with glorious creatively designed garden surrounds, high brick wall and brick paving, artificial grass, beautiful garden bed full of succulents, native, frangipani Rear paved courtyard with sitting / dining area extending to utility and drying area

PARKING Carport parking for 1 car

LOCATION Simply the best! A superb walk anywhere and everywhere spot, and just a short stroll to lively upper Rokeby Road where you'll find Jean Claude Patisserie, Café Melograno, ever popular Boucla, Juanita's, Lady of Ro, Piccolo Trattoria, Sorganic Sourdough Bakers, Rankin Gardens and Subiaco Theatre Gardens and the Subiaco Farmers Market at Subi Primary School. Farmer Jacks is at the corner of Rokeby and Bagot Road, and heading north, to a plethora of cafes, bars, pubs, restaurants, and boutique shopping including Delisio, Whisk Creamery, Brew-Ha, Fenway, Vietmanese, dumplings, LuLu Delizia, Bar Loiter at Dilly Dally, Louis Boeglin Patisserie, Subi Hotel, La Condesa, Bark, The Village Bar... the list is endless, as are the choices! Kings Park is super close, walk to KEMH and the medical precinct at SCGH is a 5min drive. Public transport is a breeze into the CBD, or head out towards Freo on the train. Walk score 86!

SCHOOL CATCHMENT Subiaco Primary School Shenton College (until Bob Hawke intake begins) Bob Hawke College (year 7 intake started 2020)

TITLE DETAILS Lot 1 on Strata Plan 6911 Volume 1533 Folio 711

STRATA INFORMATION Internal 79 sq. metres

ESTIMATED RENTAL RETURN \$700 - \$750 per week

OUTGOINGS City of Subiaco: \$2,029.59 / annum 23/24 Water Corporation: \$1,305.54 / annum 23/24 Strata Levy: \$680.00 / quarter Reserve Levy: \$167.00 / quarter Special Levy: \$1,000.00 / quarter (until 1st January 2026) Total Strata Levies: \$1,847.00 / quarter

Disclaimer: Whilst every care has been taken in the preparation of the marketing for this property, accuracy cannot be guaranteed. Prospective buyers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the Seller or the Seller's Agent and are expressly excluded from any contract.