

**1/117 Lake Street, Perth, WA 6000**



**Sold Townhouse**

Tuesday, 5 September 2023

1/117 Lake Street, Perth, WA 6000

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 130 m2**

**Type: Townhouse**

**\$690,000**

**\*UNDER OFFER\*** by Claude Iaconi! Seller delighted! Claude Iaconi of Edison Property proudly presents another iconic inner-city heritage home perfect for aspiring inner-city dwellers on a budget. A tuckpointed façade and original casement windows are an iconic element of the historic 'The Boot Factory' that highlight this sensational large dual-level town home showcasing a warehouse-inspired architectural design under the watchful eye of architect Brian Klopper back in 2000. Situated in a boutique rejuvenation of a 1925 factory formerly operated by The West Australian Boot Manufacturing Company, this extra-spacious abode framed by tiled floors, timber and iron delivers a warm, natural and peaceful ambience set in stylish comfort blended with modern design. This large and light townhouse warehouse apartment with its own street entrance showcases a brilliantly conceived and executed renovation. Open-planned at entry level, the interior layout starts draws you into with a functional stainless-steel finished kitchen with gas cooktop and dishwasher and a casual dining area that flows to an inviting living room. Easily connecting to the outdoors, the relaxed ambience continues to a partially covered alfresco area perfect for private outdoor entertaining. The upper level showcases 2 spacious bedroom each with freshly renovated bathrooms and with one bedroom incorporating a home office/studio perfect for work-at-home arrangements. **HIGHLIGHTS:** / Authentic industrial character blends perfectly with modern enhancements / Open plan ground floor provides living/dining/kitchen with private alfresco entertaining / Timber ceilings, tiled flooring, original timber windows / Electric dormer window over the stairwell and in bedroom allows in light and air / Stainless steel gas cooktop, dishwasher, air conditioning / Separate laundry and ground floor powder room / Two spacious upstairs bedrooms each with BIR's & ensuite / Spacious master bedroom with separate office / Direct access into the home from parking bay and storeroom / Secure undercover parking via electronic gates / Tightly knit strata community and well managed strata / Internal area: 101 sqm / Alfresco terrace: 10 sqm (approx) / Gross strata area: 130sqm **PROPERTY OUTGOINGS** Council Rates: \$1839.50 pa (approx) Water Rates: \$1400.22 pa (approx) **LIFESTYLE + LOCATION-** Moments to Hyde Park, Northbridge Piazza, William St. China Town, Perth Arena, Yagan Square and an abundance of great local eateries, shops and transport options - Steps to Central TAFE, WA Art Gallery and an array of key lifestyle destinations - With a walk score of 95 - you're living in Perth's most walkable neighbourhood! Interest in this property is expected to be strong and buyers are encouraged to act quickly. To book your inspection or for further information, contact inner city expert Claude Iaconi of Edison Property on 0412 427 877. **\*\*Selling The Boot Factory since 2000\*\***