

# 106/124 Subiaco Road, Subiaco, WA 6008



## Sold Apartment

Wednesday, 4 October 2023

106/124 Subiaco Road, Subiaco, WA 6008

**Bedrooms: 1**

**Bathrooms: 1**

**Area: 40 m2**

**Type: Apartment**



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**\$290,000**

Location, Location, Location! Where else can you find beautiful views over lush green treetops and fabulously close to transport, boutiques, eateries, bars and entertainment? The perfect first home, investment property or weekender... so what are you waiting for? Second (middle) Floor, fully-furnished apartment located within an established Subiaco complex of 38 units, overlooking the beautiful tree-lined Mueller Park! This recently improved one-bedroom, one-bathroom unit is the ideal home for anyone wishing to live centrally & conveniently, right in the centre of Subi and close to the train station, shopping, schools, bars and eateries. The newly completed Bob Hawke Senior High School is literally across the road with Subiaco Primary School just a stone's throw away. Alternatively, this is a fabulous investment property for the savvy investor looking for great ROI's and potential upside in value for the future as Subi's re-generation has commenced. Current potential rent \$450 per week = 8.5% Gross ROI. Welcoming you inside, you will enter the stylish open-plan kitchen, dining and living area, complete with ample storage, tiled splashbacks and gas-upright cooker. The exclusive-use balcony is the perfect place to enjoy breakfast in the morning or a wine in the evening, with a pleasant leafy aspect as your backdrop. The bedroom is separate and spacious, with a built-in wardrobe preceding an intimate ensuite bathroom with shower, vanity and toilet. There is an integrated washer/dryer within the apartment as well as a shared common area laundry on the ground floor, along with plenty of parking bays in the securely-gated carpark area. With both Subiaco and West Leederville Train Stations close by, top ranking educational facilities for Primary and Secondary students, medical amenities, wine bars, restaurants, cafes, shopping within easy access, where else can you purchase a fantastic property at this price in the heart of Subi?! If you enjoy walking, the picturesque Lake Monger, the expansive Kings Park and the vibrant Perth CBD are all easy walking distance from your front doorstep. The Strata has completed a large amount of improvement works to the complex over the past two years which is great news for any buyer. Low-maintenance timber-look flooring throughout. Secure communal bike storage facility. No pets allowed. Built: 1977. Water Rates: \$920 pa. Council Rates: \$1,722.44 pa. Strata Levies: \$583 per quarter. Unit Size: 40sqm plus exclusive use balcony.