

**107 Park Street, Subiaco, WA 6008**

**Duplex/Semi-detached For Sale**

Friday, 1 December 2023

107 Park Street, Subiaco, WA 6008

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Duplex/Semi-detached**



Clare Nation  
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## Offers in the \$900,000s

One of a mirror image pair of cottages embellished with restrained detailing derived from the Federation Queen Anne style, this circa 1904 built 2 bedroom, 1 bathroom home finds itself nestled in a tranquil heritage locale and has its own story to tell from yesteryear. There is plenty of scope internally to add further personal modern touches throughout in an enchanting abode where the past splendidly intertwines with the present. Step into a bygone era where each timeless detail has its place and original charm and character ooze through the walls. The time has come for you to write your own chapter in this book!

**THE HOME** 2 bedroom 1 bathroom / laundry Living / dining / kitchen 1 wc Built approximately 1904

**FEATURES** Park Street Heritage Area North facing frontage High ceilings Solid wooden floorboards Central open plan living, dining and kitchen area with split system air conditioning, gas bayonet for heating, skylight, ample double power points and extra side storage cabinetry The kitchen itself is stylish and boasts a ceramic cooktop, under bench Euro oven, range hood of the same brand, stainless steel Bosch dishwasher and tiled splashback Spacious and carpeted rear master bedroom Separate bathroom come laundry with a shower, wc, vanity, under bench storage, linen press, internal hanging space and towel racks / rails Front second bedroom with ample power points Window grilles Feature down lights Feature ceiling cornices Feature skirting boards Built circa 1904 (approx.)

**OUTSIDE FEATURES** Gated and paved entry courtyard from Park Street, graced by a delightful front bull nose verandah Large rear paved entertaining courtyard, accessible from both the master bedroom and the back door of the house and playing host to an in ground umbrella for some protection from the elements Outdoor gas bayonet for barbecues Feature backyard garden arch Lovely rear rosemary garden Gas hot water system Reticulated gardens

**PARKING** Double gates off the private rear cul de sac laneway reveal a large paved secure single car space, next to a small tool / garden shed Additional off road parking bay for another car, out on the front verge Further off street parking options for your guests and visitors along Park Street

**LOCATION** A setting that is as quiet, yet convenient, as they come – within a stone's throw of shopping, cafes, restaurants, the cinema, theatre, the library, top schools, lush local parklands and so much more. Complementing a great provision of public transport is very easy access to Kings Park, West Perth, the CBD and the freeways north, south and east. It's a fabulous location to not only embrace, but to proudly call home.

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

**TITLE DETAILS** Lot 2 on Strata Plan 4934 Volume 1475 Folio 392

**STRATA INFORMATION** 79 sq. metres 2 lots to the strata plan

**ESTIMATED RENTAL RETURN** \$700 per week

**OUTGOINGS** City of Subiaco: \$2,013.06 / annum 23/24 Water Corporation: \$1,195.03 / annum 22/23 No Strata Levies

**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.