

# 11/29 Hood Street, Subiaco, WA 6008

## Apartment For Sale

Thursday, 4 April 2024

11/29 Hood Street, Subiaco, WA 6008

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Apartment



Clare Nation  
0893883988

## UNDER OFFER

Pour me a cosmo, I'm home Saturated with an abundance of natural light and sophisticated feels, this two level floor plan is adorned with soaring ceilings and a full wall of glass windows spiralling light into the home creating a wonderful sense of space. Two well sized bedrooms, a semi ensuite combined bathroom and laundry, and a large walk in robe with additional storage are just a few of the fantastic features of this property. Quiet location tucked in a secure boutique complex, away from the hustle and bustle of the busy main streets, yet close enough to enjoy all that is on offer in the heart of Subiaco. Only meters to Subiaco Square shopping district and the train! If you're looking for something different than the rest, you've found it!

**ACCOMMODATION** 2 bedroom 1 bathroom / laundry Kitchen / dining / living Study nook 1 wc

**FEATURES** Majestic soaring 18 foot ceilings to living Expansive open plan living and dining space with timber flooring Modern fresh white kitchen with gas cooking and dishwasher and central breakfast bar Fantastic large balcony off the living room Two generous sized bedrooms Main bedroom upstairs on mezzanine level with split system reverse cycle air conditioning Large walk in robe leading into a spacious storeroom Study nook under the staircase plus store Intercom for security access

**PARKING** Secure parking for one car

**LOCATION** Whether it's for a coffee, shopping, restaurants or Subi's classic wine bars, you'll never be more than a couple of steps from the amazing variety that Subiaco has to offer. It doesn't get much more convenient than this! You're minutes away from the fruit and vege market, Woolworths, Coles, Target, newsagent, pharmacies and so much more! You have plenty of transport options at your doorstep, including the train, and the 97 bus. You'll never miss your ride again!

**SCHOOL CATCHMENTS** Jolimont Primary School Bob Hawke College (year 7 intake started 2020)

**TITLE DETAILS** Lot 11 on Strata Plan 47378 Volume 2600 Folio 671

**STRATA INFORMATION** 101 sq. metres 7 commercial units 7 residential units

**ESTIMATED RENTAL RETURN** \$625 - \$675 per week

**OUTGOINGS** City Of Subiaco: \$2,214.79 / annum 23/24 Water Corporation: \$1,252.08 / annum 23/24 Strata Levy: \$1,729.40 / quarter Reserve Levy: \$250.25 / quarter Total Strata Levies: \$1,979.65 / 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.