

**110/15 Roydhouse Street, Subiaco, WA 6008**

**Realmark**

**Apartment For Sale**

Wednesday, 8 May 2024

110/15 Roydhouse Street, Subiaco, WA 6008

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



Sven Robertson  
0892030777

## High \$600's

With its massive 46sqm private courtyard and its seamless indoor outdoor integration, this apartment has that sought after "extra dimension". Pet lovers and entertainers alike will immediately see the opportunity that this extra functionality provides and why this apartment is different from the rest. The efficient layout optimises the use of space while the wood floors enhance the connectivity and integration of the outdoor area with the indoor living. The practical effect makes the space into an integrated whole while allowing for separation via large sliding doors when the weather or occasion demands. This apartment can effectively expand or contract to perfectly suit the circumstances. High end finishes such as stainless steel appliances and stone benchtops enhance the feeling of modern luxury. The quiet cul-de-sac location of the acclaimed Encore Building (a finalist in the 2015 UDIA awards for excellence and designed by award winning Hiram Architects), provides a sense of serenity while remaining connected to the vibrant heart of Subiaco, a very short walk away. Apartment 110/15 Roydhouse St snapshot 2 bedrooms / 2 bathrooms / 2 carbays (1 stacker bay) Level 1, South facing 76sqm internal / MASSIVE 46sqm Terrace / 4sqm store Rates and Levies (approx.) Strata \$741pq / Council \$2,137pa / Water \$1,355pa Apartment Features include - High ceilings Wood floors Stone benchtops to kitchen and bathrooms Frameless glass screens in showers, and porcelain tiling Ducted reverse cycle air conditioning Solar energy generation for common power High efficiency central hot water heating system Swipe security and Intercom access Inspection is essential!