

# 203/15 Roydhouse Street, Subiaco, WA 6008

## Apartment For Sale

Saturday, 25 November 2023

203/15 Roydhouse Street, Subiaco, WA 6008

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



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## Offers Above \$599,000

**HEART OF SUBIACO - WALK EVERYWHERE - EXCELLENT CONDITION - LOW STRATA LEVIES - NORTH FACING - TWO CAR BAYS - LEASE IN PLACE AT \$515 PW UNTIL MAY 2024**

Enjoy a new level of sophistication and indulgence within this immaculate Encore Apartment. With fantastic finishes throughout, this apartment offers stylish design coupled with an enviable location. Unit 203 features 68sqm of internal living including an open plan lounge, kitchen, and dining with a 13sqm North facing balcony. The Master bedroom is fit with a walk-in robe and private ensuite, whilst the second bedroom is complete with a built-in robe and is serviced by the main bathroom/laundry. Complete with a 4sqm storage unit and two secure car bays (one being a car stacker), you don't want to miss out on the opportunity to secure this urban gem! Completed in 2015, the Encore Apartments were designed to deliver affordable luxury and maximise energy efficiency. The development boasts an array of energy-saving features, such as a cutting-edge photovoltaic solar energy system and a highly efficient central hot water heating service. The complex is minutes from everything that makes Subiaco so appealing and convenient with the ever-buzzing Rokeby Road with its renowned restaurants and bars scattered all over the suburb - life in Subiaco is the epitome of extraordinary living. Don't miss your chance to experience the vibrant lifestyle while enjoying the serenity of your luxurious abode.

**Features:-** 2 bedrooms (Master featuring walk-in robe) - 2 bathrooms with ensuite off Master - 2 secure car bays (one being a car stacker) - 68sqm internal living space - 13sqm balcony - North facing - Level 2 - 4sqm storeroom - Well-equipped kitchen with plenty of cupboard space - Electric stove top - Ducted air-conditioning - Photovoltaic solar energy system for common power - Low energy central hot water heating system - Audio intercom security system - Approx. 270m to St John of God Subiaco - Approx. 550m to Woolworths - Approx. 600m to Subiaco Train Station - Approx. 3.7km to Perth Children's Hospital - Approx. 4.0km to Perth CBD - 2 Approx. 20.0km to Perth Airport

**Approximate Outgoings:** Strata Admin Levy: \$646.98 p/q  
Strata Reserve Levy: \$62.70 p/q  
Water Rates: \$1,313.74 p/a  
Council Rates: \$2,093.68 p/a

For more information or to book in an inspection, speak to Josh Roberts on 0403 879 855 or email at [jroberts@arenare.com.au](mailto:jroberts@arenare.com.au).