

**212 Barker Road, Subiaco, WA 6008**

THE AGENCY

**Sold House**

Thursday, 7 March 2024

212 Barker Road, Subiaco, WA 6008

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 374 m<sup>2</sup>**

**Type: House**



Zvon Mikulic  
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## Contact agent

A leafy tree-lined Subiaco street is the fitting setting for this cosy 3 bedroom 1 bathroom home that leaves plenty of scope for you to add your own personal modern touches throughout in the form of a full renovation, if not building your dream modern family abode in its place. The potential is also there to either rent out the property for some extra income – or to landbank to increase your return on investment, later down the track. For now though, there is a practical floor plan to work with if indeed you wish to get those creative juices flowing. A lovely entry courtyard is the perfect place to sit and relax whilst protected from the elements and passing traffic and, via double doors, enjoys access to and from a delightful front living room – complete with easy-care timber-look laminate flooring. The adjacent open-plan dining and kitchen area is tiled and features a standalone DeLonghi electric cooktop/oven. A huge light-filled master is the obvious pick of the bedrooms with its “his and hers” walk-in wardrobe. At the rear, a shaded “blank canvas” of a backyard can be whatever you want it to be – and is currently overlooked by a entertaining deck with exciting future alfresco possibilities. Discover the vibrant lifestyle of Rokeby Road and the heart of Subiaco just around the corner, with cafes, restaurants, and boutiques awaiting you, just a hop, skip or jump away. Indulge in local bars and grocery shopping, all within arm's reach, with an array of bus stops and train stations also nearby – meaning convenience is virtually guaranteed, no matter who you are. Surround yourself with lush green parks, premier schools (including Bob Hawke College, Perth Modern School and Subiaco Primary School) and a host of medical facilities, with the Perth CBD, our picturesque Swan River and iconic Kings Park also at your fingertips, allowing you to embrace a prime location that will no doubt encourage years of enjoyment for your family and others. It's finally time to unleash your imagination in one way, or another! Other features include, but are not limited to:

- High ceilings
- Solid wooden Jarrah floorboards to the sleeping quarters
- Tiled entry foyer
- Practical bathroom with a separate shower and bathtub
- Separate laundry, a separate toilet and direct backyard access
- Fujitsu split-system air-conditioning unit to the living space
- Skirting boards
- Single-width carport behind double driveway gates – with tandem parking space for two vehicles
- Low-maintenance 374sqm (approx.) block
- Built in 1967 (approx.)
- Building & Termite Inspection Reports available on request

Contact Exclusive Listing Agent, Zvon Mikulic, now on 0439 811 023 to arrange your private viewing today! Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.