

214 York Street, Subiaco, WA 6008



House For Sale

Friday, 31 May 2024

214 York Street, Subiaco, WA 6008

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 405 m2

Type: House



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EXCLUSIVE SNEAK PREVIEW

Greeted by an ambiance of warmth that transforms this beautiful home into a cherished family haven, 214 York Street is a place where simplicity meets serenity. A private and much-loved three-bedroom, two-bathroom residence in a prime Subiaco location. Built circa 1990, this single-storey brick bungalow captivates with its genuine charm and stylish presence. From the inviting streetscape, its clever setback offers good undercover and open off street parking. An understated front elevation and low-pitched roofline provide the introduction to what is both a highly sought after piece of inner-city real estate and more importantly a beautiful space to call home. The well-thought-out floorplan maximises its near perfect orientation with the main living room, alfresco and gardens all facing the glorious winter sunshine to the north. The light colour palate of the interior is cleverly offset against a textured darker slate floor tile. The master bedroom enjoys its own beautifully appointed ensuite bathroom, built-in robes and a clever courtyard view from its private window. There are two further good-sized bedrooms serviced by a family bathroom and separate powder room towards the front of the home. Central to the home's layout lies the kitchen and dining area, a highly practical and communal space where the quality of conversation is as important as the quality of food. Equipped with everything necessary to handle meal prep at scale, it's a space where functionality reigns, supporting your culinary experiments and everyday routines with ease. It's here, over the morning brew sitting around the breakfast bar, that plans for the day ahead are crafted. Beyond the kitchen area lies a large, light-filled family room. Its windows capture abundant winter sunshine casting light deep into the space. Its beautiful ceiling detail, classic light fittings, timber finish flooring underfoot and refined cornice detail add a layer of elegance to the room. This casual living space extends to both an intimate courtyard on one side and onto the main alfresco area on the other. Draped in vines, this spacious, yet secluded outdoor area is simply stunning and flows towards the rear gardens and storage shed to the rear. Each day can begin with a stroll through leafy streets, past historic architecture, and into the welcoming arms of your favourite local coffee shop. The convenience of urban living is balanced beautifully with the community atmosphere and the quiet, tree-lined streets that define Subiaco.

At a glance: -Three-bedroom, two-bathroom and a double carport -Green titled landholding of 405m² -Built circa 1990 -North-facing to rear with living and gardens enjoying maximum winter sunshine -Kitchen is finished with a beautiful timber countertop, slate tile splashback and offers a fitted pantry, electric cooktop, oven, dishwasher and extensive under bench and overhead cabinetry -Ornate ceiling and cornice detail -Ducted evaporative air conditioning throughout with split system reverse cycle AC in the main kitchen/living area -Slate stone tiling and gorgeous timber finish flooring throughout -Well positioned master suite with wall to wall built in robes and its own private ensuite bathroom with large shower recess and timber accented vanity -Spacious family bathroom with bathtub, shower and luxurious wall finishes. Separate powder room adjacent to the bathroom -Laundry accesses the side area and is fitted with a large trough, ample storage and overhead cabinetry -Security cameras -Gas instantaneous hot water system -Established landscaping with beautiful citrus, honeysuckle, roses and a glorious vine wrapped alfresco area -Carport and off-street parking for three cars -Small storage shed on the side of the property -Mains reticulation to both front and back

This home is more than just a place to live; it's a lifestyle choice for those who value walkability and is ideal for those who appreciate the essence of Subiaco and aspire to become a part of its vibrant community fabric. A unique offering, 214 York Street is an opportunity to enjoy a home defined by convenience, community, and comfort. For more information on this delightful urban sanctuary, contact Vivien Yap on 0433 258 818.

Rates & Local Information: Water Rates: \$1,596.13 (2022/23) City of Subiaco Council Rates: \$2,813.60 (2023/24) Zoning: R-AC0 Primary School Catchment: Subiaco Primary School Secondary School Catchments: Bob Hawke College

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