

**24 Catherine Street, Subiaco, WA 6008**

**AREA SPECIALIST**

**Townhouse For Sale**

Friday, 3 May 2024

24 Catherine Street, Subiaco, WA 6008

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 143 m2**

**Type: Townhouse**



Leanne O'Leary

## UNDER OFFER

Welcome to 24 Catherine Street, an exquisite turn-of-the-century townhouse nestled in the heart of Subiaco's renowned Archbishop's Row. Constructed in 1905, this home is part of a row of eight two-storey terraces, each boasting distinctive Federation Filigree style. Steeped in history and boasting rare architectural elements, this fully renovated residence seamlessly combines period charm with contemporary comforts. The front façade showcases intricate iron lace detailing, palmette designs on the balcony panels, and decorative frieze fascia and panelling, reflecting the elegance of its era. Upon entry, be greeted by polished floorboards, high ceilings, and an ornate fireplace in the separate lounge, evoking a sense of grandeur. The ground floor transitions seamlessly into an open plan dining area and a fully renovated kitchen, complete with modern appliances, striking mosaic tiling, and floor-to-ceiling glass stacker doors leading to a private alfresco oasis. Upstairs, discover two generously sized rooms that can be utilised as bedrooms, study or extra lounge – there are options aplenty. The front room opens to a charming street-facing balcony through double French doors, offering a picturesque spot to observe Subiaco's vibrant atmosphere. The second room provides a peaceful retreat with a full wall of built-in robes. A modern bathroom with a Roman bath and European laundry, along with a separate WC, completes the upstairs space. Outside, a paved courtyard offers secure off-street parking via a privately owned laneway, enhancing the convenience of inner-city living. Located in the heart of Subiaco, it's an easy stroll to restaurants, cafes and shopping on Rokeby Road and the night markets and greenery of Market Square. Properties of this era rarely come up making this an exciting opportunity to own a piece of Subiaco's history. For further details and to be captivated by the charm of this historic residence, contact Leanne O'Leary on 0408 951 839.

**THE BRIEF**

- Federation terrace on historic Archbishop's Row
- Green title lot of 143sqm
- Fully renovated
- Character features including polished floorboards, high ceilings, iron lace detailing, stained glass, sash windows, ornate front facade
- Front lounge with fireplace
- Open plan dining and kitchen
- Well-appointed kitchen with Neff appliances, Caesar stone breakfast bar, 2-pac cabinetry, Fisher and Paykel double draw dishwasher
- Commercial grade stacker doors opens kitchen/dining area to private alfresco and courtyard
- Alfresco shaded by retractable awning
- Main bedroom with built in robes, A/C and plantation shutters
- Second bedroom/study/sitting room with fireplace, A/C and double French doors to balcony
- Renovated bathroom with Roman bath and European laundry
- Downstairs powder room
- Paved and gated courtyard with parking for 1 car
- Shared ownership of private rear lane offering alternate parking
- City of Subiaco parking permits available for residents and visitors for on-street parking
- Reverse cycle air conditioning dining/kitchen
- Security door and screens to front
- Repainted internally 18 months ago
- Front façade recently repainted
- Located within walking distance to the centre of Subiaco
- Close to public transport
- Subiaco Primary School and Bob Hawk College catchment

**THE DETAILS:**

- Shire Rates – \$2,393.09 pa
- Water Rates – \$1,458.90 pa
- Local Authority – City of Subiaco
- Zoning R-ACO