

27/1 Brigid Road, Subiaco, WA 6008

THE PROPERTY EXCHANGE

Townhouse For Sale

Thursday, 13 June 2024

27/1 Brigid Road, Subiaco, WA 6008

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 110 m2

Type: Townhouse



Clare Nation
0893883988

UNDER OFFER WITH CLARE NATION

Unparalleled elegance and urban allure await you here from within the walls of this distinctive 2 bedroom, 1 bathroom two level townhouse, boasting its own charismatic portico entry and private staircase, all within the heart of central Subiaco. Securely nestled on the first floor at "The Princeton", this unique abode epitomises sophistication and convenience, seamlessly melding a contemporary design with the vibrant pulse of inner city living. Welcome home to a sanctuary where location and lifestyle complement one another and where every single step unveils a new dimension of both style and comfort.

THE HOME 2 bedroom 1 bathroom Kitchen Living / dining Laundry 2 wc Built approximately 2001

FEATURES Situated on the first floor of the commanding corner complex, labelled "The Princeton" Tiled and functional L shaped kitchen downstairs, featuring sparkling granite bench top, double sink, tiled splashback, microwave nook, overhead and under bench cupboard storage, pull out pantry, range hood, stainless steel gas cooktop and oven appliances and a stainless steel Bosch dishwasher Open plan living and dining area beyond the kitchen, comprising of split system air conditioning and low maintenance timber look flooring Matching easy care wood look floors to the two upstairs bedrooms, inclusive of a large master with ceiling fan, four doors of wall to wall sliding mirrored built in wardrobes and a pleasant aspect of the common gardens to wake up to Versatile second bedroom, or study, with split system air conditioning Central upper level bathroom, separating the two bedrooms with a shower, wc, granite vanity and under bench cupboards Separate laundry off the kitchen, with lovely leafy outlook to the central complex gardens Downstairs powder room off the entry, complete with granite vanity bench top and under bench storage cupboards Double linen press upstairs Audio visual intercom system Internal electric hot water system Indoor swimming pool and gym facilities, for residents of the complex to utilise CCTV security cameras throughout the secure complex

OUTSIDE FEATURES Double doors with double security sliding doors, that extend the lower level living space out to a delightful west facing Juliet balcony overlooking the laneway and enjoying splendid sunset views come the evening Security door portico entrance to the apartment Reticulated central complex gardens

PARKING Vehicle access is via Rokeby Walk laneway, into a secure basement carpark behind remote controlled double gates to single allocated car bay Easy access to the staircase and your own private storeroom, only metres away from the car bay Stairs or lift access, up from the carpark Multiple ticketed off road parking bays in the area, for your guests and visitors to utilise

LOCATION Experience unrivalled convenience in this remarkable location. Situated just metres from Subiaco Square, you'll find yourself surrounded by all the essentials, from Woolworths and Coles to Target, alongside a vibrant array of bars and diverse dining options. With nearby Subiaco Train Station and convenient bus routes on your doorstep, your transportation needs are effortlessly catered to. Say goodbye to missed rides and hunger pangs – everything you need is right here, at your beck and call.

SCHOOL CATCHMENTS West Leederville Primary School Bob Hawke College Shenton College

TITLE DETAILS Lot 27 on Strata Plan 40369 Volume 2214 Folio 839 STRATA INFORMATION 110 sq. metres 5 sq. metres Storage 14 sq. metres Parking Place 84 sq. metres Town House 7 sq. metres Balconies 60 lots to the complex total

ESTIMATED RENTAL RETURN \$650 - \$675 per week

OUTGOINGS City of Subiaco: \$1,879.81 / annum 23/24 Water Corporation: \$1,229.47 / annum 23/24 Strata Levy: \$884.60 / quarter Reserve Levy: \$261.65 / quarter Total Strata Levies: \$1,146.26 / quarter

Disclaimer: Whilst every care has been taken in the preparation of the marketing for this property, accuracy cannot be guaranteed. Prospective buyers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the Seller or the Seller's Agent and are expressly excluded from any contract.