

275 Churchill Avenue, Subiaco, WA 6008

THE PROPERTY EXCHANGE

Sold House

Wednesday, 20 March 2024

275 Churchill Avenue, Subiaco, WA 6008

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



Clare Nation
0893883988

\$1,280,000

A tranquil treasure, so close to the heart of it all! Nestled at the rear of a long driveway, this charming townhouse awaits, promising a tranquil retreat from the bustling streets. Beyond its unassuming facade lies a haven of comfort and practicality, where privacy meets convenience. With its secluded setting and inviting atmosphere, this desirable lock up and leave abode beckons you to unwind and embrace the most low maintenance of lifestyles, close to the heart of Subiaco and so easily accessible to West Perth, the city and even our iconic Kings Park. Talk about easy to enjoy!

THE HOME 3 bedroom 2 bathroom Living / dining / kitchen Laundry 3 wc Storeroom Built approximately 1995

FEATURES A lower level open plan living, dining and kitchen area, graced by its own side front / entry door, low maintenance timber look flooring, gas bayonet for heating, sparkling granite bench tops, storage pantry, double sink, over head and under bench cupboard space, stainless steel range hood, Bosch gas cooktop, oven and microwave and stainless steel Miele dishwasher Carpeted upstairs bedrooms, inclusive of a huge master suite with split system air conditioning, built in double wardrobe and fully tiled ensuite bathroom, with shower, wc and sleek granite vanity Light, bright and north facing second bedroom with built in double robe and a split system air conditioning Split system air conditioning and built in double robe to the third bedroom Fully tiled and light filled main upstairs bathroom with bathtub, showerhead, wc and granite vanity bench top Separate downstairs laundry, with a third wc High ceilings Upper level linen cupboard Feature down lights

OUTSIDE FEATURE A curved limestone feature wall at the front of the property, making an instant first impression A gated, spacious and north facing entertaining courtyard, the perfect place to sit and relax with glass of wine in hand Double security door access between the courtyard and the open plan living, dining and kitchen area downstairs North facing bull nose verandah balcony deck, accessible via the master and second bedrooms Small rear courtyard, off the kitchen Lock up back storeroom, with a light Gas hot water system

PARKING Single lock up carport, with a remote controlled roller door plus access to the rear courtyard Tandem space for a 2nd car Street parking for your guests and visitors, only footsteps away

LOCATION Put on your walking shoes or hop on one of the many buses available from this fantastic Subiaco location. Local fitness centres, restaurants, cafes, boutiques, shops, bars and entertainment venues are all just a leisurely stroll away, with Rokeby Road and Hay Street also within easy reach. Subiaco Square and Subiaco Train Station are only minutes away and West Perth, Kings Park, Elizabeth Quay, University of Western Australia, and medical facilities are conveniently located nearby, too. Seeking something central and convenient? Then, look no further!

SCHOOL CATCHMENT Subiaco Primary School Shenton College (until Bob Hawke intake begins) Bob Hawke College (year 7 intake started 2020)

TITLE DETAILS Lot 9 on Strata Plan 29925 Volume 2202 Folio 473

STRATA INFORMATION Ground floor: 64 sq. metres First floor: 65 sq. metres Balcony: 4 sq. metres Carbay: 17 sq. metres Courtyard: 75 sq. metres Total area: 225 sq. metres 7 townhouses to the complex

ESTIMATED RENTAL RETURN \$900 - \$950 per week

OUTGOINGS City of Subiaco: \$2,466.07 / annum 23/24 Water Corporation: \$1,494.46 / annum 23/24 Strata Levy: \$936.00 / quarter Reserve Levy: \$180.00 / quarter Total Strata Levies: \$1,116.00 / 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.