

3/27 Troy Terrace, Dalglish, WA 6008

Townhouse For Sale

Thursday, 4 April 2024

3/27 Troy Terrace, Dalglish, WA 6008

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 233 m2

Type: Townhouse



Clare Nation
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UNDER OFFER

Your private retreat from the urban hustle! Nestled privately at the rear and conveniently located around the corner from the stunning Cliff Sadler VC Memorial Park, this charming 3 bedroom 1 bathroom townhouse is one of four in the complex and is arguably the pick of the bunch. It promotes a lively, low maintenance lifestyle that is perfect for all. Whether you enjoy yoga, pilates or are simply relishing a picnic in the park, this hidden gem caters to your every desire!

THE HOME 3 bedroom 1 bathroom Living Meals Family Kitchen Study nook Laundry 2 wc Built approximately 1995

FEATURES A carpeted front lounge room welcomes you inside downstairs and has all bases covered with its own split system air conditioning unit and gas bayonet for heating. The adjacent meals area is also carpeted for comfort and sits next to the kitchen, dominated by tiled flooring. Making up the central kitchen is breakfast bar, double sink, single door storage pantry, stainless steel range hood, Belling five burner gas cooktop, Simpson under bench oven and sleek white Dishlex dishwasher. A carpeted second living area that makes for the perfect family / living room, on the other side of the kitchen and away from the hustle and bustle of the front door. Carpeted upstairs study nook and bedrooms. Spacious master suite with split system air conditioning, built in double wardrobes and semi ensuite access through to a practical bathroom with bathtub, showerhead, vanity, under bench storage and wc. Generous second bedroom with ceiling fan and built in double robes. Large third bedroom with fan and split system air conditioner. Ground level laundry off the kitchen and a separate second wc. Upstairs linen press. Stylish light fittings. Feature skirting boards. NBN internet connectivity. Security doors.

OUTSIDE FEATURES Accessible via both a front gate and from within the front lounge room, a terrific paved courtyard to the side boasts pitched patio that encourages covered outdoor entertaining and overlooks another small sunken courtyard ideal for quiet contemplation, under the trees and shade. An intimate northeast facing second main courtyard for further sitting, entertaining or simply relaxing, off the family / living room. Upstairs Juliet balcony, allowing for a splendid leafy outlook within the master bedroom suite. Lock up outdoor storeroom, off the alfresco. Rear clothesline. Gas hot water system.

PARKING Double carport with high patio ceilings for larger vehicles, only inches away from your front doorstep. Street parking space for your guests and visitors, just a short walk away.

LOCATION Within this tranquil and leafy locale, only metres separate your front doorstep from the Subiaco/Daglish Tennis Club, with the Daglish Train Station also nearby, making commuting to the city and elsewhere very easy. There is also Jolimont Primary School just minutes away, as well as Shenton College, cafes, restaurants and the heart of Subiaco. The word "convenient" is an understatement, that's for sure.

SCHOOL CATCHMENTS Jolimont Primary School Shenton College

TITLE DETAILS Lot 3 on Strata Plan 31556 Volume 2079 Folio 683

STRATA INFORMATION Ground floor: 64 sq. metres First floor: 49 sq. metres External area: 73 sq. metres Carports: 33 sq. metres Storeroom: 4 sq. metres Total area: 223 sq. metres 4 townhouses to the complex

ESTIMATED RENTAL RETURN \$725 - \$750

OUTGOINGS City of Subiaco: \$2,231.42 / annum 23/24 Water Corporation: \$1,374.18 / annum 23/24 Total Strata Levies: \$400.00 / quarter

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