

4/220 Nicholson Road, Subiaco, WA 6008

KEN BAKER

Apartment For Sale

Wednesday, 14 February 2024

4/220 Nicholson Road, Subiaco, WA 6008

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Apartment



Yash Harrison
0410060632

Low \$500,000's

This stunning home will delight you with its spacious gentle flow and super-size layout. Fall in love when you step foot into this beautiful boutique secure complex with its stunning New York style loft design. The entry hall flows wonderfully into the open plan living areas, there is ample room and space with meals/lounge/study nook and kitchen area all overlooking a sizable balcony well suited for all year entertaining. The kitchen is generously appointed with oodles of cupboard space and a full-sized pantry, enjoy the sleek and stylish finish. Just off the entry hall you will find a spacious powder room/laundry area all fully fitted with washing machine and dryer. Travel upstairs to the expansive mezzanine level and be delighted to find two separate bedrooms both well segregated by a large bright and well finished bathroom with a full-sized separate bathtub. The mezzanine level is designed with functionality and flexibility in mind. Enjoy the large master bedroom and a separate second bedroom or study. Both rooms boast custom built robes, cupboards and drawers, the storage is endless and very cleverly designed. Ceiling fans to both room and custom-made curtain/blinds also. Secure entrance, secure onsite exclusive use covered parking. Exceptional location on the border of Subiaco and Shenton Park, close to the center of Subiaco, Shenton Village Shopping Centre, Lake Jualbup with easy access to Perth CBD, UWA and Sir Charles Gairdner Hospital. Loads of lovely cafes/restaurants on your doorstep. Enjoy The Clean Food Store, The Little Pantry, Unicorn Bar the convenience of the local post office and so much more. Bus at doorstep and only a short stroll to the train station. Featuring:

- Large master bedroom
- 2nd bedroom or study
- Storage space, robes & built in storage
- Spacious kitchen/dining/lounge
- Super large balcony for all year entertaining
- Bathroom with full sized bath
- Powder room and laundry combined
- Reverse cycle air cond. & ceiling fans
- Secure entry gates
- Secure exclusive use parking
- Fully sized 125 electric hot water system
- Electric oven and cooktop
- White goods, fridge washer dryer included
- Café strip on your doorstep & public transport

Approximate Costs 2023/2024

- Council Rates \$2129.24 per year
- Water Rates \$1,206.84 per year
- Strata Levies \$1,028.08 per qtr. or \$4,112.30 per year