

40A Subiaco Road, Subiaco, WA 6008

THE PROPERTY EXCHANGE

House For Sale

Thursday, 25 April 2024

40A Subiaco Road, Subiaco, WA 6008

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 195 m²

Type: House



Clare Nation
0893883988

Offers in the early \$1 millions

Nestled discreetly on a rare green title block, this hidden secret of an elevated two storey home at the rear offers a unique opportunity to embrace tranquil living in a lush, natural setting overlooking the surrounding treetops. Tucked away from the hustle and bustle, yet conveniently located at the very same time, this fully renovated oasis provides a sanctuary where simplicity and comfort harmoniously converge.

THE HOME 3 bedroom 2 bathroom Kitchen / dining / living Laundry 3 wc Built in 1996 (approx.)

FEATURES Downstairs open plan living, dining and revamped kitchen area with under stair storage, gas bayonet for heating, plenty of natural northern light filtering in, two double pantries with pull out drawers, sparkling stone bench tops, soft closing drawers, tiled splashbacks, Clark sink, stainless steel range hood and Fisher and Paykel gas cooktop and under bench oven appliances Soaring cathedral style high void ceiling Upstairs bedrooms, inclusive of a spacious master suite with its own cathedral style high ceiling, fan, delightful white plantation window shutters, two sets of built in double wardrobes and leafy views to wake up to Stylishly renovated master ensuite bathroom with rain shower, cathedral style ceiling, wc, vanity, under bench storage, white plantation shutters and more lush green views to enjoy while pampering yourself Full height double sliding door built in robes to the second bedroom Cathedral style high ceiling to the third bedroom, along with ceiling fan, white plantation window shutters, double sliding door built in robes and leafy window outlook to take in from all angles Fully tiled and updated main upper level bathroom with rain shower, separate bathtub, wc, vanity, under bench storage and additional sleek white cabinetry storage Modernised laundry with separate powder room on the ground floor Linen press off the entry Wooden floorboards, staircase, railings and French windows Feature ceiling cornices Tall feature skirting boards Ducted and zoned reverse cycle air conditioning Security screens

OUTSIDE FEATURES Gorgeous double French doors reveal a lovely north facing paved courtyard off the downstairs living area, brilliant in its intimacy and protected by the trees Juliet balconies to the upstairs master and second bedrooms, also benefitting from pleasant north facing tree lined outlooks Side bin storage nook Instantaneous gas hot water system Low maintenance established gardens

PARKINGS Single carport with an under cover clothesline Space for a second vehicle to park securely in front of the carport, behind the driveway access gate and its leafy canopy Additional street parking options for your guests and visitors

LOCATION The famous Perth Modern School sits directly across the road, with the sprawling school oval – and even West Leederville Train Station – located just around the corner. A delicious breakfast at Hylin is on the cards, as is a weekend drink at Besk, or why not indulge in either a coffee or croissant at the Mary Street Bakery? The stunning Mueller Park is also nearby, as is Bob Hawke College and magnificent shopping destinations in both Subiaco and the city. This one is as convenient as they come, that's for sure.

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

TITLE DETAILS Lot 22 on Diagram 89331 Volume 2084 Folio 288

LAND AREA 195 sq. metres

ZONING GR-AC0

ESTIMATED RENTAL RETURN \$1,000 - \$1,100 per week

OUTGOINGS City of Subiaco: \$3,060.81 / annum 23/24 Water Corporation: \$1,709.16 / annum 23/24

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