

416/15 Roydhouse Street, Subiaco, WA 6008

THE PROPERTY EXCHANGE

Apartment For Sale

Wednesday, 12 June 2024

416/15 Roydhouse Street, Subiaco, WA 6008

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment



Clare Nation
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Low to Mid \$400,000s

Superbly situated on the fourth floor of "Encore". An exquisite modern complex crafted by Hiram Architects this exceptional studio apartment epitomises the perfect inner city lifestyle within the revitalised heart of Subiaco. Here, urban sophistication meets refined living, complemented by secure access and a seamless integration between indoor living and outdoor entertaining. Combining sleek modern finishes with a practical layout, this terrific pad offers an ideal retreat for relaxation and unwinding, so close to everything you could ever want or need.

THE HOME 1 bedroom 1 bathroom Kitchen Dining / living Study nook European laundry 1 wc Completed in 2015 approx.

FEATURES Secure lift / lobby / intercom access into the building Carpeted open plan living and dining area, with built in study nook / desk Tiled strip flooring to the connecting kitchen, also home to sleek dark stone bench top, glass splashbacks, storage pantry, Clark sink, microwave nook, an integrated range hood, a Bosch ceramic cooktop, a separate Bosch oven and a single drawer Bosch dishwasher Double frosted sliding doors to the adjacent bedroom area, revealing wall to wall mirrored built in double wardrobes Fully tiled bathroom with walk in shower, floating vanity basin and wc Cleverly concealed European style laundry with an under bench storage cupboard, hidden behind double doors right next to the kitchen Audio intercom system Ducted reverse cycle air conditioning system Shadow line ceiling cornices Feature skirting boards Feature down lights Mail area off the lobby Photovoltaic solar energy system for common power Low energy central hot water heating service Energy saving complex design

OUTSIDE FEATURES A protected rear alfresco style entertaining balcony off the living space, complete with sliding louvers to assist with cross flow ventilation and full height sliding door that allows extra natural light to filter inside, even when closed

PARKING Secure remote access to the building's under cover carpark home to your own allocated single car bay Private secure storeroom Ticketed off road parking bays for your guests and visitors to utilise with plenty available along Roydhouse Street

LOCATION Embrace unparalleled convenience right in the heart of the action. This exceptional residential development places you at Marketlane Subi and Subiaco Square, where everything is within arm's reach. Enjoy the incredible proximity to elite schools, seamless access to Subiaco Train Station, trendy bars and cafes, a lively nightlife, entertainment hubs, expansive local parks, the stunning coastline, the vibrant Perth city centre, Kings Park, Elizabeth Quay, world class medical facilities, the prestigious University of Western Australia and so much more. Calling this location impressive is an understatement - it's a spectacular tapestry of unrivalled urban living.

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

TITLE DETAILS Lot 70 on Strata Plan 65989 Volume 2864 Folio 470

STRATA INFORMATION 43 sq. metres internally 10 sq. metre balcony 13 sq. metre car bay 2 sq. metre storeroom 87 apartments and 2 commercial to the complex

ESTIMATED RENTAL RETURN \$550 per week

OUTGOINGS City of Subiaco: \$1,773.06 / annum 23/24 Water Corporation: \$1,172.88 / annum 23/24 Strata Levy: \$444.40 / quarter Reserve Levy: \$44.00 / quarter Total Strata Levies: \$488.40 / quarter

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