

46 Barker Road, Subiaco, WA 6008

THE PROPERTY EXCHANGE

House For Sale

Wednesday, 22 May 2024

46 Barker Road, Subiaco, WA 6008

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 166 m²

Type: House



Clare Nation
0893883988

Offers in the early \$1 millions

With convenient laneway access from both Barker Road and Churchill Avenue, this hidden gem of a newly renovated 3 bedroom, 2 bathroom two storey home at "West Sussex Mews" blends modern elegance with serene seclusion, offering a perfect balance of comfort and tranquillity. A spacious and thoughtfully designed open plan living, dining and kitchen area downstairs is perched right away from the upper level sleeping quarters and seamlessly extends outdoors to a lovely paved entertaining courtyard. Tucked away from the hustle and bustle, this stylish pad provides an oasis of calm while still being nestled conveniently close to all amenities. Experience the perfect harmony of sophisticated living and contemporary charm in this exquisite sanctuary down the lane!

THE HOME 3 bedroom 2 bathroom Kitchen / dining / living Laundry 1 study 2 wc Built approximately 1997

FEATURES High ceilings Wooden floorboards upstairs Huge tiled open plan living, dining and kitchen area downstairs, boasting split system air conditioning, gas bayonet, tiled splashback, ample over head and under bench cupboard storage, microwave nook, Luisina double width sink, new integrated Asko range hood, new Bosch induction cooktop, new stainless steel Smeg oven and new Asko dishwasher Tiled lower level study with a pleasant north facing aspect across the courtyard Upstairs sleeping quarters, headlined by a massive king sized master bedroom with split system air conditioning, standalone wardrobes and plenty of natural morning sunlight streaming in Decent second bedroom with standalone robes of his own Large third bedroom with split system air conditioning and north facing tree lined views to savour Upper level main bathroom with shower, wc, powder vanity and mirrored storage cabinet Combined second bathroom / laundry downstairs, featuring a large walk in shower, wc, vanity, under bench cupboards and further overhead storage space Stylish pendant light fittings Sash windows Feature ceiling cornices Tall feature skirting boards NBN internet connectivity

OUTSIDE FEATURES Gated walkway entrance from Barker Road, under the leaves and with only birdsong to be heard, leading towards a gorgeous leadlight entry door at the southern end of the house Weatherboard exterior Paved north facing entertaining courtyard off the living space, complete with a gate for direct laneway access and double doors to connect it with the interior Security screens Outdoor lighting Outdoor power points Gas hot water system Garden shed (can be removed to make way for a second vehicle behind the roller door)

PARKING Large tandem double car bay off the rear laneway, benefitting from remote controlled roller door access for convenience Additional street parking for guests and visitors, along Barker Road

LOCATION Tranquilly located at the eastern end of Subiaco, this modern charmer offers very quick and easy access to the CBD, West Perth, Kings Park, Sir Charles Gairdner Hospital, Perth Children's Hospital and even the University of Western Australia. It is also a short walk to the West Perth bars, cafes, and public transport, including free CAT buses into the city and a bus stop directly across the road. Very convenient indeed.

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

TITLE DETAILS Lot 10 on Diagram 92494 Volume 2096 Folio 573 LAND AREA 166 sq. metres ZONING R20 ESTIMATED RENTAL RETURN \$1,000.00 per week

OUTGOINGS City of Subiaco: \$3,034.67 / annum 23/24 Water Corporation: \$1,822.14 / annum 23/24

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.