

**49/1 Station Street, Subiaco, WA 6008**

**EDISON McGRATH**

**Apartment For Sale**

Friday, 19 April 2024

49/1 Station Street, Subiaco, WA 6008

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Thea Samuel  
0892863655



Alex Blain  
0892863655

## Offers low \$400K's

Subi vibes, perfect location, and ready to move in right away! We don't want you to miss this beautiful 1 bedroom, 1 bathroom, 1 car space apartment just steps away from public transport, restaurants and shops. Across the street, there is a cafe where you can get your morning coffee, or you can enjoy a cuppa from your balcony while you watch the world go by. The building is part of the iconic Arcadia Court group (only three stories, lifts available), affectionately called Melrose Place. Swimming in the resort-style pool, reading a book in the inner-sanctuary community gardens, or working out in the gym are all much loved lifestyle options here. The apartment offers a versatile layout with an open floorplan for the kitchen and living area leading to the balcony, great for entertaining. High ceilings and timber flooring in the kitchen and living area add to the sense of space. There is a generous bedroom with a built-in wardrobe and plantation shutters, and the bathroom features a European laundry. This beautiful apartment is freshly painted and ready to start living, with the furniture is available in the sale as an option for the new owner. Make sure it is you! This property is priced to sell and won't last long, being a perfect choice for downsizers, FIFO workers, investors, and anyone looking for an uncomplicated lifestyle in Subiaco. Contact Thea Samuel (0408 976 550) or Alex Blain (0438007155) for more information. Your favourite features include:

- Pet-friendly complex
- Large open plan living areas
- Spacious bedroom with built-ins
- Kitchen with stone benchtops
- Bathroom with laundry facilities
- Underground car space
- Store Room
- Split system air conditioning
- Timber flooring in the living room
- Fresh paint
- Plantation shutters
- Open plan living area
- Shops and cafes within walking distance
- Public transport within walking distance
- Quick access to CBD

Admin Fees: \$726  
Reserve Fund: \$1,200