

**5/11 Roydhouse Street, Subiaco, WA 6008**

**DUET**

**Sold Apartment**

Friday, 3 November 2023

5/11 Roydhouse Street, Subiaco, WA 6008

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 258 m2**

**Type: Apartment**



Susan James  
0862247860

**\$1,600,000**

**\*\*Viewings by appointment - please call Susan James to arrange an inspection\*\*****THE FEATURES YOU WILL LOVE** Located within the sought after, exclusive "The Foundry" building designed by leading firm, Hillam Architects, this stunning north facing apartment offers the perfect lock and leave, executive lifestyle. Spacious, cleverly designed and filled with natural light, the apartment has a generously-proportioned, open plan family, kitchen and dining area that opens out to the north facing terrace, overlooking the swimming pool below. There is good separation between the master bedroom and the two other bedrooms (all with walk in robes), a theatre room/library lined with floor to ceiling bookcases, abundant storage, separate laundry and powder room, Miele appliances, two side by side car bays and ducted reverse cycle airconditioning. The apartment is private, secure and peaceful – it's the ultimate in low maintenance living. **THE LIFESTYLE YOU WILL LIVE** You'll love living in this central location, which will give you access to the exciting Subiaco lifestyle. The train line, a variety of boutique shops, supermarkets, bars and cafes are all within walking distance. Premium schools including Bob Hawke College, Subiaco Primary School and Perth Modern are nearby. Access to both UWA and the Perth CBD is quick and easy and Kings Park is just a short drive away. The perfect home for singles and couples, downsizers, investors or those in the country seeking the ultimate city base, this spacious apartment is well worth viewing. The Foundry offers a luxury, resort-style lifestyle. Eight apartments share facilities including a swimming pool, heated spa, sauna, gym, BBQ area, a spacious foyer, video intercom access, and secure carpark.**THE DETAILS YOU WILL NEED**Council Rates: \$4,405.48 per annumWater Rates: \$1,914.26 per annumStrata Rates: \$2,020.10 per quarter (\$1,745.10 admin levy, \$275 reserve levy)Strata area: TOTAL = 258m2. Internal (181m2) x balcony (30m2) x balcony (4m2) x balcony (2m2) x car bays (32m2) x store (9m2).