

54 Derby Road, Subiaco, WA 6008



Sold Unit

Monday, 16 October 2023

54 Derby Road, Subiaco, WA 6008

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 65 m2

Type: Unit



Thomas Jefferson Wedge
0865585888

Contact agent

For more information, call Thomas Jefferson Wedge now at 0416 657 300 for details. **ATTENTION DISCERNING URBANITES:** Witness the fusion of luxury and practicality in the heart of the city's most coveted neighbourhoods! Uncover the magic of a converted warehouse-style apartment in the heart of Subiaco. Flaunting "industrial-chic meets art-gallery" style across three expansive floors, this is your golden opportunity to dream of your space to live, with the possibility to also work commercially from home. With dual residential and commercial zoning, forget the commute! Just head downstairs to work. Or out for brunch around the corner. Don't be just another apartment dweller - live the warehouse lifestyle that everyone dreams of, but few get the opportunity to actually live! Spread out across three spacious levels with floor-to-ceiling windows framed in black iron, and several windows with repurposed brick framing, the space oozes creativity. High ceilings, floating staircases, polished concrete..wowzers. Don't see this everyday. Having been freshly painted and with cozy new carpet in the top floor bedroom, there is no way you can NOT have a look at this...you know you want to! There are dual entrances to the property with one allocated parking bay on the strata plan with a second adjacent parking bay for your visitors. The top floor bedroom has exposed beams and gorgeous skylights to let in a ton of natural light. Includes a walk in closet and ensuite. Check out the colour of those tiles! **THE LOCALE** Subiaco, or "Subi" as the locals call it, is a trendy blend of vintage charm and modern flair. It's where artisan cafes meet historic lanes, and where every weekend feels like a laid-back arts festival. Dive into its vibrant scene and discover why everyone's raving about this hip Aussie gem. **HOME HIGHLIGHTS:-** Freshly painted and new carpet to 3rd floor bedroom- Polished concrete floors- Split air conditioning units on each floor level- Internal laundry with appliances- 2 toilets- Undercover parking for one vehicle, plus an additional car bay- Water consumption included (?? TO CONFIRM)- Street frontage- Prime location: Proximity to cafes, eateries, and train station. **COSTS TO CONSIDER:** Strata TOTAL: \$792.00 p/q (approx.) Admin: \$643.50 (approx.) Reserve: \$148.50 (approx.) City of Subiaco rates: \$2,188.65 Water rates: \$1,293.59 **DATA TO DIGEST:** Strata Area: 137m2 (approx.) Zoning: R80 (commercial / residential) **STYLING BY: DESIGN SISTER** Ever imagined a haven that's both your perfect work-from-home sanctuary AND your daily retreat? Situated strategically near Shenton Park's fantastic cafes, vibrant Subiaco, serene Lake Jialbup, and a stone's throw from premium public transport options. But words alone won't do it justice. You need to SEE to BELIEVE. Secure your exclusive viewing now and experience a property that truly marries the best of both worlds. Call Thomas (0416 657 300) to make an offer now. **DISCLAIMER:** All efforts have been made to ensure the accuracy of the information provided. However, neither the representative nor the client can assure its correctness. We recommend that individuals verify the details independently. The information should not be considered as a binding contract.