

# 65C Hay Street, Subiaco, WA 6008

## Apartment For Sale

Wednesday, 29 May 2024

65C Hay Street, Subiaco, WA 6008

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Apartment



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## Offers in the \$600,000s

Step inside and discover a hidden gem with its abundance of natural light and spaciousness that exudes grandeur. This penthouse apartment continues to shine with its central location near Subiaco's vibrant cafes, boutique shops, and cultural attractions. With easy access to West Perth, the CBD, and the sprawling beauty of Kings Park, convenience is at your doorstep. This is more than a home; it offers lifestyle and location. Presently offering an exceptional investment opportunity, as currently tenanted until May 2025 at \$770 per week.

**THE HOME** 2 bedroom 2 bathroom Open plan kitchen / dining / living Laundry in bathroom 2 wc Built approximately 2003

**FEATURES** Lift access to this second floor apartment Intercom entry for visitors Striking double height ceilings to living area Timber floorboards Carpet to bedrooms Double glass doors to northerly courtyard from living area Kitchen with mixture of white gloss and timber look cabinetry Double stainless steel sink Glass splashback and over bench lighting Blanco black gas four burner stovetop Built in stainless steel DeLonghi wall oven and Smeg microwave Siemens stainless steel dishwasher Breakfast bar / dining table Bin drawer Large pantry cupboard with pull out drawers Linen and broom cupboard Two good sized bedrooms, both with carpet, dark patterned wallpaper, block out roller blinds and mirrored built in robes Ensuite to master with stone floor tiles, white textured wall tiles, shower with semi frameless shower screen, vanity and wc Extra high ceilings to second bedroom and highlight windows Main bathroom with finishes to match kitchen, shower, wc and hidden recess for washing machine Ducted reverse cycle air conditioning throughout

**OUTSIDE FEATURE** Entry through private paved courtyard with gas bayonet for BBQ and sky views Store off courtyard Pull across washing line Cut out design panelling Generous store room off garage

**PARKING** Carbay in secure lock up garage

**LOCATION** This apartment is elevated above the heart of the action with plentiful shops, cafes, galleries and amenities within a short walk. Hop over Thomas Street to get the free CAT bus around the CBD, or go by bike or on foot instead. Kings Park, local hospitals and University of Western Australia are all within easy reach.

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

**TITLE DETAILS** Lot 12 on Strata Plan 44653 Volume 2551 Folio 575

**ZONING** R - AC0

**STRATA INFORMATION** 138 sq. metres 13 commercial and residential lots

**TENANCY INFORMATION** Currently tenanted in fixed term lease agreement until 31 May 2025 @ \$770 per week

**OUTGOING** City of Subiaco: \$2,321.71 / annum 23/24 Water Corporation: \$1,305.54 / annum 23/24 Strata Levy: \$1,552.10 / quarter Reserve Levy: \$114.54 / quarter Total Strata Levies: \$1,666.64 / quarter

**\*PLEASE NOTE:** Photos used in marketing of this property do not represent how the apartment is currently furnished

**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.