

**76c Salvado Rd, Wembley, WA 6014**

**CVUE**

**Sold House**

Monday, 14 August 2023

76c Salvado Rd, Wembley, WA 6014

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 4**

**Type: House**

## Contact agent

Final home open this Saturday. Located on the quiet street of Hallifax Lane, is this unique, Tuscan inspired, modern 2 storey home with 2 bedrooms plus study, 2 bathrooms, and all within a 10 minute (1km) walk into Subiaco Centro. With 210sqm of external living, and the potential to extend the home or fencing the front 140sqm yard to become a kids playground, this home is ideal for anyone looking to enter the Wembley market on an easy care block. Spoilt for choice, you have the option to send the kids to Subiaco or Jolimont Primary, or Shenton & Bob Hawke Colleges, as this home is perfectly situated in the dual catchment areas of those schools. Upon driving onto your double paved driveway and entering through the double lock up garage, which has secure entry into the back courtyard, you will notice a large amount of storage available in this property. Plus there is an additional storage room at the rear of the property. Downstairs features include:- Light filled lounge room with 5.6m vaulted ceilings, reverse cycle air-con & a remote controlled shutter on 2x1m glass brick window. - Tiled separate dining area located directly off the kitchen, with sliding doors to the undercover patio. - Neat & tidy kitchen with double basin stainless steel sink, AEG electric double oven and grill, Highland 4 burner gas stove, Miele dishwasher, Bosch double door fridge (with water supply & ice maker) plus a pantry and separate bin/storage cupboard. - North facing study/office or 3rd bedroom if you wished to enclose it. - Separate laundry area with additional powder room & toilet. - Under stair storage. Upstairs features include:- North facing master bedroom with reverse cycle aircon, ceiling fan, walk through wardrobe, ensuite with separate large bath & electric operated shutters to glass brick windows. - 2nd bedroom with ceiling fan, large built-in robe and ensuite. - 3 door linen cupboard on stair landing. Outside features include:- All gardens fully reticulated with mature plants throughout, plus enjoy chilli, jalapeno's, tomato's and herbs. - Additional alley way access from your patio to a common walk area to Salvado Rd to gather your mail or walk into Subiaco. - Covered and paved 30sqm patio with dedicated BBQ gas outlet socket, reticulation and veggie patch. - Security screens on front and rear sliding doors. - Motion sensor security lights on front and rear. - Large lockable storage room. Additional features include:- "Protection1" security alarm system to all rooms (upgraded Dec 2019) - Solar system 3.3kW on roof; quality SMA "Sunny Boy" inverter - NBN connection in the lounge room. - New carpets installed in 2020 throughout. - LED lighting throughout. - Operating manuals for all appliances. - Rheem Gas storage HWS - R5 ceiling insulation installed to main house and R3 in garage ceiling - Roof inspected, tiles serviced and repointed May 2021 School Catchments:- Dual intake for Shenton College & Bob Hawke College - Dual intake for Jolimont Primary & Subiaco Primary Head out your front or rear door to: • Subiaco Train Station • SJOG Hospital • Envision imaging centre • Medical Centres • Dental Clinics • Pharmacies • IGA, bakery, CBA bank and other • Coles, Woolworths, Target, etc • Rokeby Rd, Subiaco • Subiaco Hotel and many restaurants • Wembley Hotel • Wembley cafes and restaurants • Bus stop in Cambridge St (10m to City) Council: \$1819pa Water: \$1435pa Strata Levies: None DISCLAIMER: Whilst every care has been taken with the preparation of the particulars contained in the information supplied, believed to be correct, neither the Agent nor the client nor servants of both, guarantee their accuracy. Interested persons are advised to make their own enquiries and satisfy themselves in all respects. The particulars contained are not intended to form part of any contract.