

# 8/225 Bagot Road, Subiaco, WA 6008

## Apartment For Sale

Friday, 26 April 2024

8/225 Bagot Road, Subiaco, WA 6008

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Apartment



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## Offers in the \$700,000's

Nestled right in the heart of cosmopolitan Subiaco and just footsteps away from the buzzing Rokeby Road precinct, this trendy two level apartment in the northern part of the unique "Cloisters" complex will suit those seeking something stylish, convenient and "lock up and leave". Access is secure and the rooms are spacious, whilst the predominantly northwest facing aspect allows plenty of natural light to penetrate the residence's interior. Leave the car locked up, because you won't need it, here!

**THE HOME** 2 bedroom 1 bathroom / laundry Living / dining / kitchen Balcony 2 wc

**FEATURES** Secure end apartment on the first floor of the building A commodious downstairs open plan living, dining and kitchen area with space for a study nook, gleaming timber floorboards, a storage cupboard next to the apartment's entry door, stainless steel bench tops, heaps of extra storage options, an island breakfast bar, double sinks, a stainless steel range hood, a Bosch electric cooktop, an oven of the same brand and an integrated Bosch dishwasher for good measure Carpeted upstairs bedrooms, inclusive of a generous master suite with a cathedral style arched feature window overlooking the treetops and vibrant Subiaco activity and a "his and hers" walk through wardrobe enjoying direct access into a two way semi ensuite bathroom/laundry, featuring a shower, a huge towel rack, a stone vanity with drawers and under bench storage and a wc An enormous carpeted second upper level bedroom with a lovely vista out of its own cathedral style arched window, as well as four doors of built in robe space A large storage attic with drop down ladder access, from the upper level Full height double sliding door linen press upstairs Downstairs powder room Ducted reverse cycle air conditioning Extra height doors Shadow line ceiling cornices Skirting boards Down lights Audio intercom system

**OUTSIDE FEATURE** Two sets of double sliders extending the living area out to a spacious entertaining balcony with two awnings and a lovely street and treetop outlook to enjoy

**PARKING** Remote controlled access gate to a secure carpark with your own allocated single under cover car bay Off road street parking bays for your guests and visitors to utilise, along Bagot Road and on surrounding streets

**LOCATION** Sitting virtually opposite the local Farmer Jack's supermarket and a host of fantastic medical facilities, this apartment is perfectly positioned for living convenience. Take a short stroll down Rokeby Road to find further plentiful shops, cafes, restaurants, other supermarkets and services. Major bus routes run close by down Rokeby and Nicholson Roads, as well as Bagot Road itself, ensuring a great provision of public transport. The centre of Subiaco, iconic Kings Park, the CBD, excellent schools, UWA and medical facilities are also within arm's reach of this ultra convenient location.

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

**TITLE DETAILS** Lot 18 on Strata Plan 36805 Volume 2539 Folio 981

**STRATA INFORMATION** 154 sq. metres

**ESTIMATED RENTAL RETURN** \$750-\$800 per week

**OUTGOINGS** Name of Council: \$2,252.81 / annum 23/24 Water Corporation: \$1,384.00 / annum 23/24 Strata Levy: \$1,664.00 / quarter Reserve Levy: \$520.00 / quarter Total Strata Levies: \$2,184.00 / quarter

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