

111/15 Roydhouse St, Subiaco, WA, 6008



Apartment For Sale

Wednesday, 14 August 2024

111/15 Roydhouse St, Subiaco, WA, 6008

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment



Gemma Bowen

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Luxury & Location!

VIEWING INSTRUCTIONS

First Home Open Saturday the 17th of August 11-11.30am. As you need to be let in to the building and lifts I will be taking people up at 11:00am and 11:15am - please wait at the lobby doors at those times and you can also text me for me to let you in.

This is your chance to live the Subiaco lifestyle! Centrally located just 200m to the Subiaco train station and less than 100m to Subi Centro, you will be right in the heart of Subiaco! Enjoy Subi's many shops, café's, bars, restaurants and recreational facilities - all on your doorstep. This is one of the best-connected addresses in Perth. You simply cannot go wrong with this location! As well as a prestige address, the luxurious Encore apartments are Architect designed and energy efficient.

This particular apartment stands out from the crowd with premium extras and a HUGE terrace!! On top of the standard high-end finishes in the apartment, the owners have upgraded the living area to beautiful floorboards adding warmth to the space. They have also installed Crimsafe screens to both the sliding doors on the terrace. There are roller blinds and stylish sheer curtains to the living room and bedroom too. The apartment also comes complete with a fridge, microwave, dishwasher, washer, drier and wall mounted tv in the bedroom. There is also ducted reverse cycle air conditioning and 1 secure car bay and a storeroom.

The large 42m² outdoor terrace - far more than the other apartments - is the reason the owners purchased this property. This valuable terrace means you can utilise the extra space and create an outdoor living room perhaps and enjoy Perth's beautiful weather. It will also be ideal for entertaining friends and family. This property represents outstanding value in a sought-after central location. You do not want to miss out on the chance to own this beautiful apartment!

FEATURES:

- Apartment is 50m² plus 42m² terrace
- Spacious open plan dining and living area with sliding doors onto terrace with Crimsafe screen
- Designer kitchen offering stone bench tops, glass splashback, soft close cabinetry, stainless steel fridge with water dispenser, stainless steel appliances including microwave and dishwasher
- Stunning hardwood timber flooring to living areas
- HUGE outdoor terrace, ideal for entertaining and almost doubling your living space
- Planter box and established gardens that will provide privacy and greenery
- High ceilings
- Ducted reverse cycle air conditioning
- Master suite with sliding door to terrace with Crimsafe screen and wall mounted tv, walk in robe and beautiful modern ensuite
- Washing machine, dryer and linen cupboard
- 1 undercover secure parking bay with remote & a storeroom
- Roller blinds and stunning sheers fitted to both sliding doors
- First floor location
- Secure entrance to building, elevators and modern lobby
- 1 pay TV point to living area, foxtel backbone wiring throughout building
- Intercom and smart wiring
- Encore's energy efficient design allows for plenty of natural light
- Encore's energy-saving design achieved environmental performance equivalent to a 4 Star Green Star building. Advanced environmental features included a photovoltaic solar energy system for common power, and a low-energy central hot water heating service
- Stunning architecture by Hillam Architects and proudly developed by Perth's leading apartment developer, Blackburne
- Council Rates \$1815.66
- Water Rates \$199.26 per 2 months approx

- Strata Fees \$619.93 per quarter (building insurance included)
- Estimated rental income \$600 per week