

# 31 Mercator Terrace, Subiaco, WA 6008

ACTON

belle  
PROPERTY

## House For Sale

Saturday, 29 June 2024

31 Mercator Terrace, Subiaco, WA 6008

Bedrooms: 4

Bathrooms: 4

Parkings: 2

Area: 332 m2

Type: House



Shane Garrett  
0893815566

## OFFERS FROM \$1,750,000

This is an exceptional 4/5 bedroom, 4 bathroom near-new home, perfectly positioned close to Subiaco and Wembley central, that stands way above similar homes for many reasons, including its spacious studio - perfect as the artist workroom, home office, older teen's bedroom, guest room or for creating a little passive income by renting. The configuration of the home is unique and very impressive with entry via the rear lane into that secure garage and upstairs studio combination. You cross the paved courtyard into the main home and notice this is a beautifully quiet and private space for outdoor entertaining, opening through big sliding glass doors into the interior. Downstairs is your open plan kitchen, living and dining room and you'll feel immediately the space created by the high ceilings and appreciate the superb grain of the timber floors that run through the entire living space and complement the kitchen cabinetry superbly. There's an island bench with a sink, featuring loads of storage space underneath. There's a bedroom downstairs with sliding doors to the patio and this could be used as a second living room instead. Your impeccable master suite is upstairs, with a view across the common area's central garden. This is a gorgeous room infused with loads of natural light thanks to those soaring windows, has a generous sized walk-in robe and elegant ensuite with shower. The two remaining bedrooms on this floor share the main bathroom, which continues the modern styling of the ensuites in neutral tones and has the same high-quality fittings. Your modern studio has its own ensuite and air-conditioning, with lots of natural light thanks to big glass windows and has loads of room for bedroom and dining spaces. This is an impeccable home with a customised design that meets the need of every family member and positioned well in prestigious Subiaco. It'll attract a lot of potential buyers so move quickly to make it your family's new dream home. Main features • 4 bed 4 bath and secure parking for 2 cars • Features a spacious, separate bedroom/studio • Superb high-quality décor and finishes throughout • Timber floors through main living spaces • Carpeted bedrooms • Timber finishes in kitchen and bathroom cabinetry • Ground floor bedroom opening to a courtyard which could be a second living room instead • Airconditioned throughout • 2 courtyards and a balcony off the first-floor master suite • Master suite features walk-in robe • Bathrooms and ensuites with quality floor to ceiling tiles • Open plan ground floor living, dining and kitchen • Outstanding contemporary exterior design Location • 260m Wembley IGA • 1km St John of God Hospital • 225m Henderson Park • 430m Lords Recreation Centre • 420m Cambridge Street cafes and bars including Wembley Hotel • 960m Subiaco's Market Square and train station • 1.5kms Bob Hawke College • 800m Jolimont Primary School • 950m Wembley Primary School • 1.2kms Jellybeans Child Care Wembley • 12 minutes driving time to University of WA Council Rates: \$5,007.47 pa Water Rates: \$2,816.52 pa Strata Levies: \$518.50 pq

**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.