

40 Nicholson Road, Subiaco, WA, 6008

House For Sale

Friday, 30 August 2024



40 Nicholson Road, Subiaco, WA, 6008

Bedrooms: 4

Bathrooms: 1

Parkings: 2

Type: House



Nikki Varga

0419956944

Vintage Character with Stories to Tell: A Home Ready for Revival! GRAND OPENING Sat 31st August 10.45am - 11.15am

Nikki Varga is proud to bring to the market this classic weathered 4 bedroom, 1 bathroom beauty. You can tell this historic house has many stories to share! Renovate or detonate? With R20 zoning you choose!

Absolute prime location in the heart of Subiaco, walking distance to Rokeby Road you are seconds away from cafes, restaurants, and nightlife.

The Openn Negotiation (online auction) is underway! Contact Nikki today for further information on the sales method of Openn Negotiation. Final bidding stage to take place on Monday 16th September at 6:00pm (AWST)! Please note this property may sell at any time!

WHAT YOU WILL LOVE:

- 4 large sized bedrooms
- Bathroom with shower recess, toilet, vanity and mirrored storage cupboard
- Large living area with vintage gas heater
- Extremely high ceilings
- Large windows to every room
- Feature archways
- Double doors to kitchen
- Large kitchen with open shelving and built in storage
- Large dining space
- Outhouse style laundry with concrete trough
- Linen storage cupboard
- Large backyard with mature trees and fruit trees
- Outdoor shed/ storage room
- Laneway access
- Rear Carport
- Wrap around verandah with charming railings
- 476sqm block, which is rare for the area
- Grassed front yard
- Rear access with parking for 2 cars

WHAT YOU NEED TO KNOW:

- This property is being sold on an 'as is' basis
- Council Rates \$2,300pa (approximately).
- Water Rates \$1,400 pa (approximately).
- Subiaco Primary School and Bob Hawke and Shenton College School zones

For further details do not delay contacting Nikki Varga on 0419 956 944.

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.