

**70 Townshend Rd, Subiaco, WA, 6008**

THE PROPERTY EXCHANGE

**House For Sale**

Wednesday, 14 August 2024

70 Townshend Rd, Subiaco, WA, 6008

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## **Fresh and fabulous townhouse living on your own terms!**

This beautifully renovated townhouse offers more space than the average townhouse! This home has been meticulously updated to offer a fresh, stylish living experience in a fantastic convenient location in Subiaco. From the moment you step inside, you'll be greeted by quality finishes, contemporary fixtures and an inviting ambience that makes every space feel like home. There truly is nothing left to do here, other than to move straight in and make it your own and enjoy living in beautiful Subiaco!

### **THE HOME**

3 bedroom

2 bathroom

Lounge

Kitchen / dining

Study nook

Laundry

3 wc

Built approximately 1994

### **FEATURES**

French Oak timber floors

Spacious downstairs lounge room with gas bayonet, custom shelving and access via two separate doors from the entry courtyard, including the main front door

Adjacent open plan dining and revamped kitchen area with a striking pendant light, walk in pantry, extra storage, breakfast bar for casual meals, wide sink, quality tap fittings, soft closing drawers, subway tile splashback, an integrated stainless steel range hood, Bridge Zone 4 Boost Induction cooktop, brand new Bosch oven and a white LG dishwasher  
Space for a study nook, within the generous living area

All upstairs bedrooms carpeted

Huge master retreat with access to balcony, ceiling fan and double full height mirrored sliders leading into a walk in wardrobe

Fully tiled and modernised master ensuite bathroom with rain shower, wc, twin stone vanity basins and soft closing drawers

Large second bedroom with ceiling fan, plenty of natural sunlight streaming in and floor to wall to ceiling mirrored built in robes

Third bedroom with ceiling fan and lots of morning sunshine filtering in

Fully tiled and renovated main upstairs bathroom with rain shower, wc, stone vanity and soft closing drawers

Ground level laundry off the kitchen, with access into a powder room

Ducted evaporative air conditioning

Feature down lights

Skirting boards

### **OUTSIDE FEATURES**

Gated front courtyard with a beautiful garden entrance, the perfect place to sit and relax under cover and protected from the elements

Covered northwest facing balcony deck off the upper level master suite, benefitting from a leafy aspect and the sounds of local birds chirping away up in the surrounding treetops

Enclosed rear entertaining courtyard off the dining, complete with a manual awning, an external power point and gated access to and from the carport

Lock up storeroom with light, off the entertaining courtyard

Instantaneous gas hot water system

Reticulated low maintenance gardens

## PARKING

A rare find in Subiaco, this home boasts a double lock up carport at the rear, complete with a roller door for added security

Plenty of street parking options in the area for your guests and visitors to utilise

## LOCATION

Leave the car locked up in the carport and take the bus into the city, from any one of the multiple nearby bus stops on offer. Get those walking shoes on for easy access to local fitness facilities, restaurants, cafes, boutiques, general shops, bars and entertainment venues. Both Subiaco Square and Subiaco Train Station can be reached in a matter of only minutes, whilst our iconic Kings Park, Elizabeth Quay, University of Western Australia, medical facilities and so much more are available to you in the opposite direction. Talk about being central to absolutely everything!

## SCHOOL CATCHMENTS

Subiaco Primary School

Shenton College (until Bob Hawke intake begins)

Bob Hawke College (year 7 intake started 2020)

## TITLE DETAILS

Lot 5 on Strata Plan 27297

Volume 2016 Folio 920

## ZONING

R-AC0

## STRATA INFORMATION

134 sq. metres internally

5 sq. metres balcony

33 sq. metres garage

23 sq. metres courtyard

217 sq. metres in total

7 townhouses to the total

## ESTIMATED RENTAL RETURN

\$900 - \$1,000 per week

## OUTGOINGS

City of Subiaco: \$2,491.48 / annum 23/24

Water Corporation: \$1,483.19 / annum 23/24

Total Strata Levy: \$840.00 / quarter

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