

8/615 Hay Street, Jolimont, WA 6014



Townhouse For Sale

Sunday, 23 June 2024

8/615 Hay Street, Jolimont, WA 6014

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Type: Townhouse



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EXCLUSIVE SNEAK PREVIEW

Privately positioned to the rear of an established townhouse complex that is conveniently situated close to all of your everyday amenities, this solid 3-bedroom 2-bathroom two-level brick-and-tile residence will pleasantly surprise you with its functional floor plan, fantastic separation in layout and wonderful outdoor-entertainment options - including a huge exclusive-use front terrace with a lovely treetop vista to savour. Downstairs, a spacious front lounge room is graced by split-system air-conditioning and stylish light fittings, sitting separate from the open-plan dining and kitchen area - home to double sinks, a double storage pantry, a stainless-steel range hood, a ceramic cooktop, a DeLonghi under-bench oven, a stainless-steel Beko dishwasher and a standalone Samsung fridge/freezer combination. The laundry off the kitchen plays host to storage, a separate toilet - one of three found within the townhouse - and access out to the rear drying courtyard, next to a paved and pitched outdoor patio-entertaining area. Brilliant in its tranquillity, this secure courtyard can also be reached from within the dining space inside. Upstairs, the sleeping quarters are made up of three carpeted bedrooms where only the sounds of chirping local birdlife up in the surrounding trees can be heard - inclusive of a second bedroom with mirrored built-in wardrobes and a third bedroom with built-in robes and its own split-system air-conditioning unit. The commodious master suite features a walk-in robe, another split-system air-conditioner and a light, bright and stylish ensuite bathroom - shower, toilet, heat lamps, stone vanity, under-bench storage and all. A sleek main bathroom up here is also flooded with natural light and comprises of a bathtub with a showerhead, a stone vanity, under-bench storage, another toilet and heat lamps. Out front, the massive bonus entertaining terrace is securely gated for peace of mind and is the perfect place to invite friends and family over for a barbecue. It also sits only metres from your own allocated single carport bay - as well as several visitor-parking bays throughout the complex. This unique property will suit those seeking an inner-city lifestyle where the action isn't too far away - approximately a kilometre from the centre of both Subiaco and Wembley and all their shopping, restaurants, nightlife, takeaway stores and bus transport on offer. It is also just a 10-minute drive or bus ride to the beach and the Perth CBD, complemented by easy access to the St John of God Subiaco, King Edward Memorial and Sir Charles Gairdner Hospitals, plus the new Perth Children's Hospital. Throw in a five-minute stroll to Jolimont Primary School and a 15-minute walk to Shenton College - plus terrific access to public transport, with the Daglish Train Station being just a 10-minute walk away and with buses to both the city and HBF Stadium right at your door - and you have yourself quite the location, here. The term "don't judge a book by its cover" has never been more relevant!

FEATURES:

- Security-door entrance
- Wooden floorboards
- Separate downstairs lounge and dining/kitchen areas
- Dishwasher
- Downstairs laundry
- Three (3) toilets
- Private rear outdoor patio-entertaining area and drying courtyard
- Huge exclusive-use front entertaining terrace
- Robes in every bedroom
- Light and bright upstairs ensuite and main bathrooms
- Under-stair storage
- Double-door and single-door linen cupboards upstairs
- Split-system air-conditioning
- Feature skirting boards
- Timber Venetian blinds
- Electric hot water system
- Allocated single-carport parking space
- Six (6) visitor-parking bays on-site
- Jolimont Primary School and Shenton College catchment zones

Rates & Local Information: Water Rates: \$1,303.65 (2022/23) City of Subiaco Council Rates: \$2,411.15 (2023/24) Zoning: R160 Primary School Catchment: Jolimont Primary School, Subiaco Primary School, Wembley Primary School, Rosalie Primary School Secondary School Catchments: Shenton College, Bob Hawke College, Churchlands Senior High School Strata Admin: \$637.50 approx. per quarter Strata Reserve: \$425.00 approx. per quarter Total Internal Floor Area: 106sqm Total Strata Allocation: 208sqm

DISCLAIMER: This information is provided for general information purposes only and is based on information provided by third parties including the Seller and relevant local authorities and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.