

**85 Coghlan Road, Subiaco, WA, 6008**



**Townhouse For Sale**

Wednesday, 14 August 2024

85 Coghlan Road, Subiaco, WA, 6008

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**

## Elegant Subi Sanctuary

Nestled in the heart of Subiaco, this beautifully maintained green-titled townhouse has been a cherished home for the past 11 years, with every corner reflecting the care and attention of its current owner. Offering three spacious bedrooms and two modern bathrooms, this property is perfect for those seeking a blend of comfort and style in one of Perth's most desirable locations.

Step inside to discover a home that seamlessly combines modern upgrades with classic charm. The living area is a true highlight, boasting stunning bifold doors that open up to the rear private garden, creating a seamless indoor-outdoor flow. Enjoy the serenity of the garden without the worry of pests, thanks to the retractable screens. The recent installation of solar panels and upgrades over the past five years, including a brand-new bathroom/laundry downstairs, double-glazed windows and doors, and three reverse cycle split systems, ensure comfort and efficiency all year round.

Large windows offer picturesque views of the tree-lined street and flood the home with natural light, enhancing its warm and inviting ambiance. The outdoor spaces are equally impressive, featuring both front and rear gardens, ideal for entertaining or relaxing in a private, peaceful setting.

Situated within walking distance to Kings Park, with its children's playground and tennis club, and close to the West Leederville train station, this home offers unparalleled convenience. It's also just moments away from the vibrant cafes, restaurants, small bars, and boutiques that make Subiaco a wonderful place to visit, and even better to live in. The CBD is easily accessible, either by a leisurely walk or a quick ride on the free bus service.

With parking for two cars, including one under cover, this green-titled townhouse ticks all the boxes for comfortable, modern living in a prime location. Experience the best of Subiaco living in a home that truly feels like a sanctuary.

Contact Michelle Ralph today with any further queries or to arrange your viewing.

Lot 47 on Diagram 53299

Green-titled, with no Strata fees!

165sqm Lot

Built in 1977