

**176 York St, Subiaco, WA, 6008**

THE PROPERTY EXCHANGE

**House For Sale**

Friday, 15 November 2024

176 York St, Subiaco, WA, 6008

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**

## Quaint, cosy and central!

Brimming with charm and character, this cosy 2 bedroom, 1 bathroom street front gem proves that good things come in small packages. Perfectly positioned in a vibrant, central locale, this delightful residence combines classic appeal with unbeatable convenience. Step inside and discover a warm, inviting space that's big on personality and ready to make inner Subi living feel like home.

### THE HOME

2 bedroom

1 bathroom

Living

Kitchen

Dining

Laundry

1 wc

Built approximately 1905

### FEATURES

Adorable street frontage with tuck pointed finishings – a Subi favourite!

Feature leadlight entry panels

High ceilings

Solid wooden floorboards

Feature character ceiling cornices, ceiling roses and picture rails

Tall feature skirting boards, also helping preserve the home's original nostalgia of yesteryear

Huge front master bedroom with mirrored built in wardrobes, a corner fireplace and split system air conditioning

Large second bedroom with triple sliding door built in robes alongside another corner fireplace

Split system air conditioner can be found within a spacious and central lounge room

Separate rear dining room with a high raked ceiling and stylish floor tiles

Renovated kitchen in between the living and dining spaces, playing host to a walk in pantry, microwave and appliance nooks, double sink, subway tile splashback, integrated range hood, stainless steel Westinghouse gas cooktop / oven combination and a stainless steel LG dishwasher

Splendid garden aspect from the kitchen

Updated bathroom with shower, wc, vanity and heat lamps

Separate laundry off the kitchen, with security window screen and under bench storage cupboard

Gas log fireplace heater in the lounge room

Alarm system

Gas hot water system

### OUTSIDE FEATURES

Gated verandah entry deck

Double French door access from the dining room, out to a splendid north facing pergola entertaining deck under the vines

Shade and paved drying courtyard area, next to the pergola

Low maintenance reticulated gardens

### PARKING

Single front car bay

Residential street parking permits and visitors parking permits available, upon application to the local council plus ticketed parking options along York Street on weekdays

### LOCATION

This location truly has it all, just moments from the lively Subiaco scene. Stroll to an array of shops, cafes, galleries and

amenities, or take a short trip to Perth's vibrant CBD by bus, bike, electric scooter or on foot – everything is within easy reach. Iconic Kings Park, top medical facilities and the University of Western Australia are conveniently close, too. Families will appreciate being in the catchment zones for Subiaco Primary School and Bob Hawke College, which sits alongside its expansive, green school oval, just around the corner from home.

#### TITLE DETAILS

Lot 1 on Strata Plan 24795

Volume 1971 Folio 68

#### LAND AREA

193 sq. metres

#### ZONING

R50

#### STRATA INFORMATION

95 sq. metres internally

193 sq. metres in total

2 lots in total

#### ESTIMATED RENTAL RETURN

\$800 - \$850 per week

#### OUTGOINGS

City of Subiaco: \$2,674.97 / annum 24/25

Water Corporation: \$1,457.33 / annum 23/24

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