



## FOR SALE

### EXCEPTIONAL OPPORTUNITY 2X2X1 APARTMENT – OCCUPY OR INVEST! HOME OPEN CANCELLED!

Discover a rare gem perched safely in the heart of Subiaco, offering an exceptional opportunity for both owner-occupiers and investors alike. Its tranquil setting belies its commercial and economic viability, strategically positioned on the border between Perth CBD and the thriving Subiaco commercial and retail precinct.

Situated in the highly sought- after suburb of Subiaco, this property enjoys a strategic location with easy access to Perth CBD, inner city free bus network, freeways, and local facilities.

Enjoy the convenience of your own car bay and close proximity to amenities, eateries, parks, and shaded streets.

Step into the inviting open-plan living area, where warm and comfort embrace you. The modern kitchen boasts high quality appliances and ample storage space making cooking and entertaining a joy.

The two generously sized bedrooms provide ample space for relaxation, with the master bedroom featuring an ensuite and walk-in robe.

With schools nearby, convenience becomes paramount ensuring an effortless daily routine for families with school going children.

This 2x2x1 property presents an exceptional investment for astute owners and investors. Its prime location, combined with its modern amenities and proximity to essential facilities, makes it an ideal choice for both short-term gains and long-term growth.

#### AREA

Internal Living 93m<sup>2</sup>

Balcony 35m<sup>2</sup>

Car bay 13m<sup>2</sup>

Total Strata Area 141m<sup>2</sup>

2 BED | 2 BATH | 1 CAR

PRICE:  
from \$699,000

OPEN FOR INSPECTION:  
N/A



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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.