

Sold

33, 1324 Hay Street, West Perth



## Beautiful Sunset Sanctuary in Perth's West End!

An exceptional opportunity awaits discerning buyers. This stylish and contemporary apartment located at Axiom in the West End is an excellent addition to your investment portfolio. It also offers an enviable residence for couples, professionals, and those looking to downsize without compromising on space.

The highlight is entirely on convenient inner-city living, and this modern apartment offers 81 square meters of living space. It features an open-concept design encompassing the lounge, dining area, and kitchen. A 28-square-meter double-glazed alfresco balcony seamlessly connects the indoors with the outdoors, making it perfect for entertaining. Bathed in natural light, this spacious area provides an enhanced sense of openness and boasts panoramic sunset views over Subi.

Come home to a serene view of the stunning westerly treetops and relax with a glass of wine as you watch the world go by. The spacious, low-maintenance kitchen is a culinary delight, featuring sparkling stone countertops, glass splashbacks, a ceramic glass cooktop, a filtered water tap, and an island breakfast bar perfect for casual meals—ideal for any aspiring Master Chef! Both bedrooms are generously sized with full-height mirrored robes. The master bedroom suite has its own private balcony and an intimate ensuite bathroom with a shower, stone vanity, and floor-to-ceiling tiling. The main bathroom doubles as a laundry, fully tiled and efficiently designed with a shower, toilet, laundry area, and stone vanity.

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<b>Price</b>	SOLD for \$610,000
<b>Property Type</b>	Residential
<b>Property ID</b>	30349
<b>Floor Area</b>	128 m2

### Agent Details

Janet Yeap - 0452 018 118

### Office Details

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### The Lifestyle:

Experience inner-city living without the chaos in this highly sought-after location on the Subiaco border! You can easily leave the car at home and take advantage of the Free Cat bus, though dedicated parking is available for those times you need to drive out from the city. This is the perfect opportunity to start biking to work and enjoy a leisurely jog to Kings Park on the weekends. You'll be within walking distance of some of Perth's finest cafes, restaurants, bars, and boutiques. Look forward to the future convenience of the \$227 million Subi East redevelopment. Enjoy easy access to the Mitchell Freeway and Subiaco's vibrant shopping and dining strips.

### The Opportunity:

- â€¢ Large double glazing glass sliding doors which runs the full width of the apartment
- â€¢ Two bedrooms (with built-in robes), two bathrooms
- â€¢ Spacious open-plan living and dining flowing out to a spacious balcony
- â€¢ Modern natural pallet kitchen with waterfall stone benchtop easy to maintain glass splashback, a dishwasher, microwave recess, dual sinks, induction cooktop and overhead storage
- â€¢ Filtered water tap
- â€¢ Island breakfast bar for casual meals
- â€¢ Master bedroom with ensuite and balcony access
- â€¢ Fully carpeted
- â€¢ Integrated laundry/bathroom
- â€¢ Split-system air-conditioning
- â€¢ Estimated potential rental return \$800-\$850 per week
- â€¢ Secure complex with keyless entry throughout
- â€¢ Under cover and secure car bay with storeroom located on the same floor

### The Location (approximate distances):

- â€¢ 20m to closest cafe (Bacetto)
- â€¢ Free CAT bus transit within 100m (Green, Yellow and Red CAT)
- â€¢ 150m to CBD, Hay Street cafe and shopping strip
- â€¢ 550m to Kings Park 850m to City West and West Leederville train stations
- â€¢ 750m to Bob Hawke College
- â€¢ 900m to Harold Boas Garden
- â€¢ 1km to Watertown Brand Outlet Shopping
- â€¢ 1.5km to Rokeby Road cafe strip, markets and more
- â€¢ 1.6km to RAC Perth Arena, Hay Street Shopping Mall and CBD
- â€¢ 1.8km to Subiaco Primary School
- â€¢ 3.4km Princess Margaret Hospital

Contact Janet Yeap from Xceed Real Estate on 0452 018 118 for Private Viewing today.

Disclaimer: Whilst we use our best endeavours to ensure all information is correct, buyers should make their own enquiries and investigations to determine all aspects are true and correct.

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*

