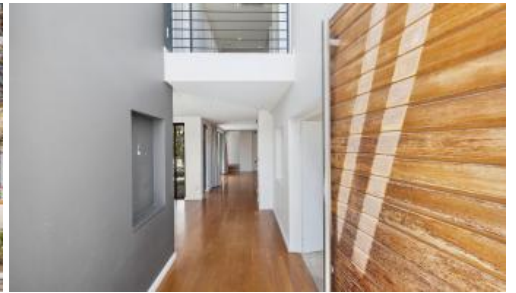




97 Salvado Road, Subiaco



## Contemporary Elegance with Opportunity for a Refresh in the Heart of Subiaco

Absolutely All offers presented, Offer close by Tuesday 5 PM 12th November 2024. Seller reserves right to sell prior.

Welcome to 97 Salvado Road, Subiaco, a stylish two-story modern home that offers a blend of sophistication, comfort, and opportunity. Built in 2003 and crafted by the acclaimed David Hillam, this residence stands as a testament to elegant design in the desirable Subi Centro. With a northern aspect and elevated position, the home is bathed in natural light, creating a welcoming and airy atmosphere throughout.

The ground floor invites you into a secure and spacious entry, leading into open-plan living areas that are perfect for modern lifestyles. The heart of the home is the bright, country-style kitchen, featuring Caesar stone countertops, ideal for both everyday cooking and entertaining. The living and dining areas flow seamlessly to a charming courtyard, complete with a built-in BBQ—making it the ideal space for alfresco dining and relaxed outdoor gatherings. Downstairs also includes a versatile guest bedroom or study with Semi-Ensuite, offering flexibility for visitors or for use as a quiet home office.

Upstairs, the home continues to offer space and comfort, featuring a private master bedroom tucked away at the rear. This serene retreat includes a well-sized ensuite with double vanities, a bath, and a separate shower.

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<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	30926

### Agent Details

Ken Yan - 0488 886 698

### Office Details

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Completing the upper level are two additional bedrooms, a second family bathroom, and a cozy living area that's perfect for a reading corner or a space for visiting family members.

While the property is currently in fair condition, it presents a fantastic opportunity for a fresh update—new paint and carpets would easily bring this residence back to its full potential. The home's high-quality features, such as polished Black Butt timber floors, double-brick high Ceiling provide a solid foundation for a modern refresh. The formal lounge, located on the ground floor, offers a refined setting for more intimate gatherings, making this home ideal for both relaxed living and entertaining.

This property is perfectly suited for couples looking to downsize while retaining enough space to comfortably host family and guests, Or young couple start up new family in the area, or investor who want to add it into their investment portfolio with Professional tenant paying rent on day one after settlement. Located in the heart of Subiaco, you'll enjoy the vibrant lifestyle the area offers—close to cafes, shops, parks, and transport—while benefiting from the tranquility of a secure and elevated position.

Don't miss this chance to secure a home that combines comfort, convenience, and a prime park-side location. Contact Ken Yan on 0488 886 698 today to arrange a viewing and make this charming property yours!

Floor plan is available upon request\*\*

**DISCLAIMER:** The information provided is deemed to be correct but cannot be guaranteed. Prospective purchasers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the seller or agent and are expressly excluded from any contract.

*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.*