



## Daglish, 44B Cunningham Terrace

AN EFFORTLESS AND ENVIABLE LIFESTYLE...INVESTMENT OPPORTUNITY ...

An outstanding property which has been skilfully designed to enable the residents to enjoy expansive views of Cliff Sadler Reserve.

Created for the discerning owner, this superb, light filled two storey inner city residence provides a brand new dimension of sophisticated living and contemporary elegance.

Upon entry one will notice the expansive views, spaciousness, abundance of northern light, the clever blurring between indoors and out and most importantly the warm welcoming atmosphere which creates the longed for sense of home and place.

Tucked away in the secluded garden locale of Daglish means you are only minutes from Perth City, Kings Park, Swan River and Cottesloe Beach.

3 3 2

**For Sale**  
Please Call

**View**  
[ljhooker.com.au/7RKHNF](http://ljhooker.com.au/7RKHNF)

**Contact**  
**Marie Du Puy**  
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**Sam Payne**  
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**LJ Hooker Subiaco**  
**(08) 9382 3959**

#### Accommodation:

Open plan living, dining & kitchen with generous North facing terrace which overlooks parklands. Rear bedroom suite and adjacent sun-filled studio, separate study, abundant storage throughout, basement cellar/work shop, centralised courtyard and 2 car garage. Total 3 bedrooms, first and second level with own bathrooms with balconies.

#### Features:

Cobblestone driveways and washed aggregate paving.  
Rogerseller plumbing fixtures.  
Bisazza tiling.  
Security, intercom.  
Stunning Blackbutt floors.  
Meile appliances.  
Built-in stainless steel barbeque with polished concrete bench.  
Ducted reverse cycle air conditioning.  
Solar panels.  
Private rear courtyard with shade sail for summer use.  
Internet availability.  
Retractable fly screens.  
An the list goes on...

#### What the owners love about this home...

- . Jolimont Primary School across the road is safe for children to walk to.
- . Daglish train station offers trains every 6 minutes during peak hours, with new routes connecting to the northern & southern suburbs, and services every 7.5 minutes on Sunday afternoons.
- . Bike track runs alongside the railway line.
- . 1.8km to Coles, Woolworths and Target in Subiaco.
- . Driving down Cunningham Terrace mid-summer under a canopy of lush green Morton Bay figs.
- . Subiaco Council mows the front lawn (Cliff Sadlier Reserve).
- . Listening to the birds in the morning.

#### Outgoings:

Council rates: \$ 3613.36 p.a.  
Water rates: \$2093.34 p.a.  
Survey-strata fees: \$ 600 p.q.  
Reserve levy: \$300 p.q.

Existing lease in place at \$1500 per week end 2025

Welcome to a private viewing, call Marie du Puy - 0403 310 155

DISCLAIMER: This information is provided for general information purposes only and is based on information provided by third parties including the Seller and relevant local authority.



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## More About this Property

Property ID	7RKHNF
Property Type	Townhouse
House Size	219 m2
Land Area	353 m2
Including	Ensuite Study Air Conditioning Toilets (3) Alarm Intercom Built-in-Robes 3 Phase Power Area Views Car Parking - Basement Carpeted Cellar Close to Schools

### Marie Du Puy 0403 310 155

Sales Consultant | [mdupuy.subiaco@ljhooker.com.au](mailto:mdupuy.subiaco@ljhooker.com.au)

### Sam Payne 0412 510 223

Licensee & Director | [spayne.subiaco@ljhooker.com.au](mailto:spayne.subiaco@ljhooker.com.au)

### LJ Hooker Subiaco (08) 9382 3959

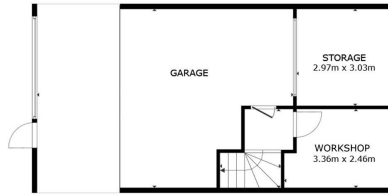
133 Rokeby Road, SUBIACO WA 6008

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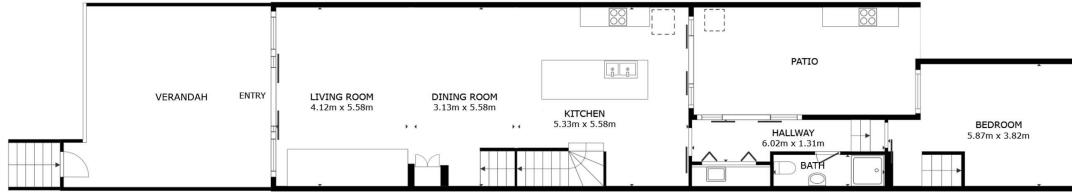


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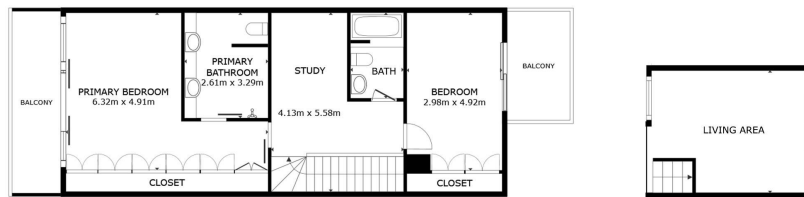
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FLOOR 1



FLOOR 2



FLOOR 3



# 44B Cunningham Tce, Daglish

Not to scale • All measurements are approximate • Drawn for presentation purposes only



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