




1/345 Stirling Street, Highgate

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Large Private Courtyard and Inner-City Convenience

Positioned in a highly convenient pocket, this well presented 1 bedroom, 1 bathroom residence offers an exceptional opportunity to secure low maintenance living with a standout feature rarely found in similar properties, a generously sized private courtyard.

Designed for comfort and practicality, the home features a functional layout with a light filled living and dining area that flows seamlessly out to the expansive outdoor space. The courtyard provides the perfect setting for entertaining, relaxing, or simply enjoying the added space and privacy that sets this property apart.

The kitchen is well appointed with ample storage and bench space, while the bedroom offers a comfortable retreat. With its combination of space, privacy, and accessibility, this home delivers a lifestyle of ease just moments from the CBD, public transport, and local amenities.

FEATURES

- Light filled open plan living and dining area
- Well appointed kitchen with ample storage and bench space
- Spacious bedroom

FOR SALE

Sold by Kalin & Kira

AGENTS

Kalin Lane
0487 047 359
klane.subiaco@ljhooker.com.au

Kira Willis
0424 339 905
kwillis.subiaco@ljhooker.com.au

AGENCY

LJ Hooker Subiaco
(08) 9382 3959

All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

- Large private courtyard ideal for entertaining
- Split system air conditioning to main living area and bedroom
- Undercover car bay for 1 vehicle
- Additional storage space under the stairs
- Washing machine and dryer included
- Low Strata Fees
- Well maintained complex of 12 units and 3 townhouses

LOCATION

- Positioned on Stirling Street in a quiet and convenient pocket
- Close to Perth CBD
- Walking distance to Woolworths
- Easy access to public transport options
- Nearby cafes, restaurants, and lifestyle amenities
- Close to local parks and recreational spaces
- Easy access to major road links

TITLE DETAILS

- Lot 15 on Plan 006033
- Volume 2584 Folio 633

VACANT POSSESSION

Currently owner occupied and will be sold with vacant possession.

ESTIMATED RENTAL RETURN

\$600 per week

OUTGOINGS

- " Council Rates —\$1710.39 per annum approx.
- " Water Rates —\$991.72 per annum approx.
- " Strata Admin —\$291.00 per quarter approx.
- " Strata Reserve —\$265.00 per quarter approx.
- " Total Strata —\$556.00 per quarter approx.
- " Total Outgoings —\$4926.11 per annum approx.

For more information or to arrange a viewing contact Kalin or Kira today.

DISCLAIMER

Please note virtual staging + twilight editing may have been used. This information is provided for general information purposes only and is based on information supplied by third parties including the seller and relevant authorities. While believed to be accurate, interested parties should rely on their own enquiries.

MORE DETAILS

Property ID 8E6HNF
Property Type Unit
House Size 37 m2
Land Area 72 m2
Including Air Conditioning
Car Parking - Surface
Close to Shops
Close to Transport

Kalin Lane 0487 047 359

Sales Associate | klane.subiaco@ljhooker.com.au

Kira Willis 0424 339 905

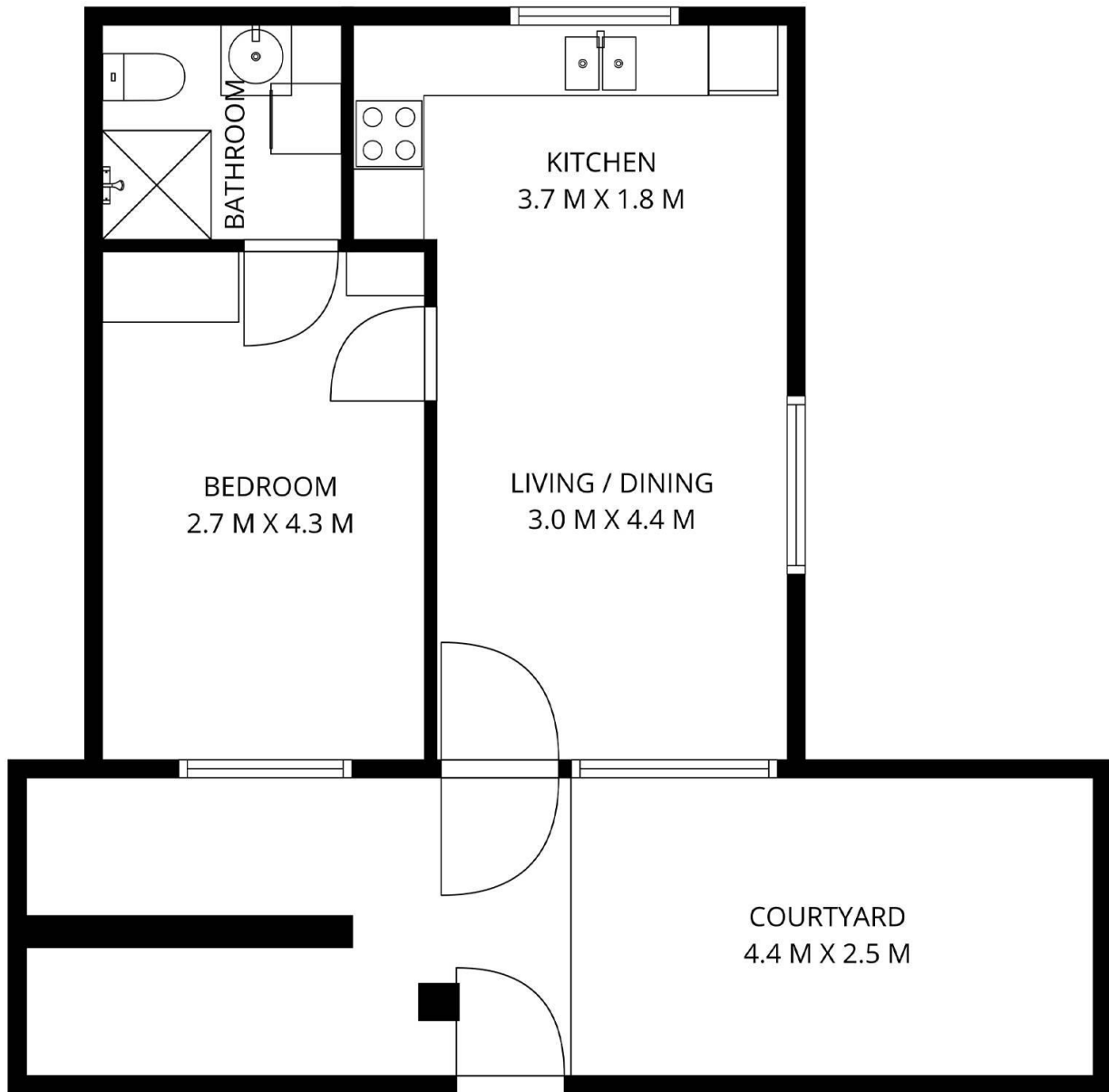
Sales Associate | kwillis.subiaco@ljhooker.com.au

LJ Hooker Subiaco (08) 9382 3959

133 Rokeby Road, SUBIACO WA 6008

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Approximate Areas

Internal Area	37m ²
Courtyard	11m ²
Total Lot Area	72m ²



1/345 Stirling St, Perth

This floor plan is for illustrative purposes only. While every effort has been made to provide an accurate representation, all measurements & other information are approximation only.

www.propertyexperience.ljhooker.com.au
www.perthrealestatemedia.com



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