



46/645 Hay Street, Jolimont




Relaxed Lifestyle in a Leafy Over 55's Community

Set within a peaceful, well-maintained OVER 55's COMPLEX, this light-filled apartment offers an easy, low-maintenance lifestyle with a strong sense of community. Positioned on the first and upper level, this spacious home enjoys a quiet, leafy outlook that's hard to come by in such a central location.

If you're looking for a property to make your own, this is ideal. Inside, the home is neat, comfortable and functional, with a modernised kitchen and updated bathroom already in place, while still offering scope to personalise over time. The open-plan living flows through to a good-sized balcony - the perfect spot to sit back, unwind and enjoy the natural light.

Residents within the complex have access to a range of shared amenities including a swimming pool, gazebo, communal vegetable garden, library and common hall - creating a welcoming and connected environment to enjoy day-to-day living.

Whether you're looking to downsize or simply simplify, this is a home that offers comfort, convenience and lifestyle in equal measure.

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FOR SALE

Low to Mid \$600,000's

VIEW

Fri 19th Jun @ 4:30PM - 5:00PM

AGENTS

Sam Wright
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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**

THE HOME

- Two bedrooms
- One bathroom combined with laundry
- Open plan living and dining
- Enclosed sunroom / balcony
- One WC
- Built approximately 1984

FEATURES

- Spacious living area
- Modernised kitchen with good storage and functionality
- Light-filled enclosed balcony, ideal for relaxing
- Generous master bedroom with built-in robes
- Second bedroom with option to open up to living area
- Combined bathroom and laundry with large shower and ample storage
- Double linen / broom cupboard

OUTSIDE FEATURES

- Direct rear gate access to parklands and playing fields
- Well-maintained grounds with pool, gazebo, vegetable garden, hall and library

PARKING

- Allocated single carport
- Visitor parking available within the complex

LOCATION

- Peacefully positioned within the complex near the entrance
- Complex backing directly onto Jolimont Primary School playing fields
- Easy access to public transport, with a bus stop at your doorstep
- Minutes to Subiaco, Wembley and Floreat shopping and dining precincts
- Close to medical facilities and key amenities
- Convenient access to train lines connecting to the CBD and Fremantle

STRATA INFORMATION

- 80 sqm
- 51 lots in the complex

ESTIMATED RENTAL RETURN

- \$650 per week

IMPORTANT NOTE

- This is an Over 55's complex, and all residents must be 55 years of age or older in accordance with the strata by-laws.

For more information or to arrange a viewing, contact Samantha today.

DISCLAIMER

Whilst every care has been taken in the preparation of the marketing for this property, accuracy cannot be guaranteed. Prospective buyers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the Seller or the Seller's Agent and are expressly excluded from any contract.

MORE DETAILS

Property ID 8GTHNF
Property Type Apartment
House Size 75 m2
Land Area 80 m2
Including Built-in-Robes
Area Views
Car Parking - Surface
Close to Schools
Close to Shops
Close to Transport
Liveability

Sam Wright 0412 510 223

Licensee & Director | swright.subiaco@ljhooker.com.au

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