



42/645 Hay Street, Jolimont

SOLD OFF-MARKET BY SAMANTHA WRIGHT!

NOTE: This is an Over 55s complex as per the strata by-laws, so any potential buyer and resident must be 55 years of age and above.

Set within a peaceful, leafy complex, this charming over 55s apartment at 42/645 Hay Street offers a relaxed lifestyle with everything you need close by. Positioned on the upper level and backing onto the open green playing fields of Jolimont Primary School, the home enjoys a tranquil outlook with access to a range of shared amenities including a swimming pool, gazebo, communal veggie garden, common hall and library. It's an easy, low maintenance option for those looking to enjoy comfort, convenience and a strong sense of community.

THE HOME

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

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FOR SALE
SOLD OFF MARKET

AGENTS

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AGENCY

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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**

FEATURES

- Low maintenance timber look flooring
- Spacious open plan living and dining area with split system air conditioning
- Neat kitchen with double sink, under bench storage and scope to add your own modern touch
- Cosy balcony suitable for a private sitting or entertaining space filled with natural light
- Generous master bedroom with split system air conditioning, double built in robes and leafy outlook
- Second bedroom with carpet
- Combined bathroom and laundry with large shower, wc, vanity, under bench storage and separate wash trough
- Double linen / broom cupboard

OUTSIDE FEATURES

- Secure entry with security door
- Direct access via rear gate to the park and playing fields just metres away
- Gas hot water system
- Well maintained complex with pool, gazebo, vegetable garden, hall and library

PARKING

Allocated single carport located directly under and on the same side as the apartment

Visitor parking available throughout the complex

LOCATION

Ideally positioned within the complex near the entrance, this home offers easy access to surrounding parklands, public transport and everyday amenities. Shopping and dining options in Subiaco, Wembley and Floreat are all just minutes away, along with nearby medical facilities. A bus stop sits right outside the complex, while train stations close by provide quick connections to both Fremantle and the CBD.

TITLE DETAILS

Lot 42 on Strata Plan 12292

Volume 1674 Folio 791

STRATA INFORMATION

82 sq. metres

51 lots in the complex

ESTIMATED RENTAL RETURN

\$750-800 per week

OUTGOINGS (All approximate figures)

City of Subiaco: \$TBA per annum

Water Corporation: \$1,149.51 per annum

Strata Levy: \$TBA per quarter

Reserve Levy: \$TBA per quarter

Total Strata Levies: \$TBA per quarter

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 8DYHNF
Property Type Unit
House Size 80 m2
Land Area 82 m2
Including Air Conditioning
Built-in-Robes
Car Parking - Surface
Close to Schools
Close to Shops
Close to Transport
Pool

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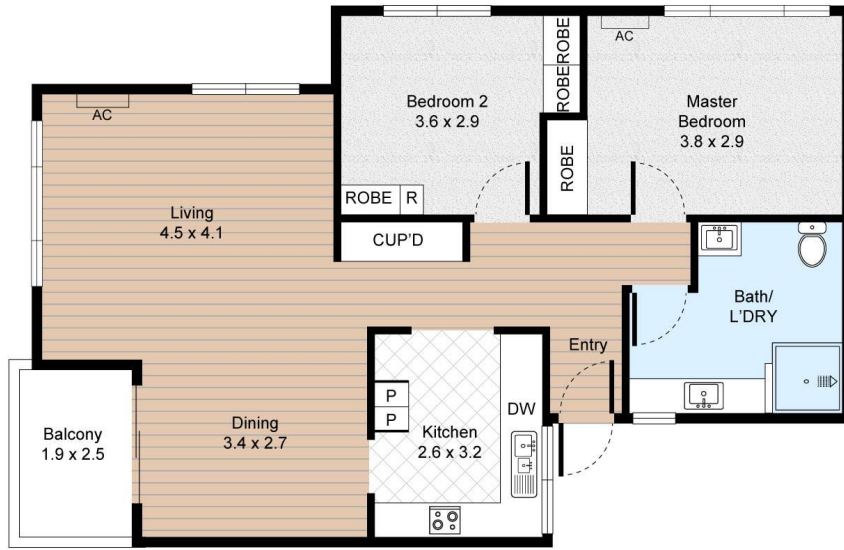
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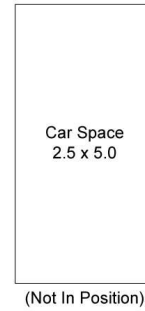


Unit 42, 645 Hay Street, Jolimont

2 Bed 1 Bath 1 Car



FLOOR PLAN



CAR SPACE

Internal : 77m²
External : 17m²



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