



31 Tallow Tree Crescent, Subiaco

Contemporary Design with Architectural Appeal

Freshly repainted throughout and showcasing a striking contemporary design, this exceptional residence delivers a unique blend of style, functionality and low maintenance living. Defined by its creative layout, floating staircase and light filled interiors, this is a home that stands apart from the ordinary while offering all the convenience of a premium inner city lifestyle.

Designed to maximise both space and natural light, the home centres around an open plan living and dining area that flows effortlessly to a private, low maintenance courtyard, creating the perfect setting for entertaining friends or simply unwinding at the end of the day. The thoughtfully designed floorplan creates a wonderful sense of separation between living zones, while the striking floating staircase provides a stunning architectural focal point. Complementing the home's contemporary design is a well appointed kitchen with generous bench space and ample storage, making everyday living and entertaining a pleasure.

Accommodation comprises three generous bedrooms and two well appointed bathrooms, providing comfortable living for professionals, families and downsizers alike. Freshly repainted throughout, the home

3 2 2

FOR SALE

Offers from \$1.99 Million

VIEW

Thu 13th Aug @ 5:15PM - 5:45PM

AGENTS

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AGENCY

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Interested parties must rely solely on their own enquiries.

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is move in ready while continuing to showcase the distinctive design elements that make it such a unique offering.

Positioned within one of Subiaco's most desirable pockets, you'll enjoy the convenience of rear lane access to a secure double garage while being just moments from Subiaco's vibrant café and restaurant precinct, Kings Park, quality schools, public transport and the Perth CBD. Combining contemporary style with everyday practicality, this outstanding home offers an exceptional lifestyle in one of Perth's most sought after suburbs.

FEATURES

- Freshly repainted throughout
- Contemporary home with striking architectural appeal
- Unique and creative floorplan
- Striking floating staircase
- Three spacious bedrooms
- Two well appointed bathrooms
- Open plan living and dining area
- Well appointed kitchen with ample bench space and storage
- Private low maintenance courtyard
- Rear lane access
- Secure double garage
- Low maintenance lock and leave lifestyle
- Ducted air conditioning
- Third toilet downstairs

LOCATION

- Walking distance to Subiaco's cafés, restaurants and boutique shopping
- Approximately 1km to Subiaco Train Station
- Approximately 800m to Coles Subiaco at Subi Square
- Approximately 2km to Kings Park
- Approximately 4km to the Perth CBD
- Close to quality schools and everyday amenities
- Positioned within one of Perth's most sought after suburbs

TITLE DETAILS

- Lot 145 on Plan 022564
- Volume 2126 Folio 190
- Land Area: 200sqm
- Built: 2000
- Council: City of Subiaco
- Zoning: R40

OUTGOINGS

- Council Rates: Approx. \$3,860 per annum
- Water Rates: Approx. \$2,097.42 per annum

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

DISCLAIMER

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	8K3HNF
Property Type	House
House Size	232 m2
Land Area	200 m2
Including	Ensuite
	Air Conditioning
	Area Views
	Close to Schools
	Close to Shops
	Close to Transport
	Creative
	Heating
	Powder Room

Kalin Lane 0487 047 359

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

Kira Willis 0424 339 905

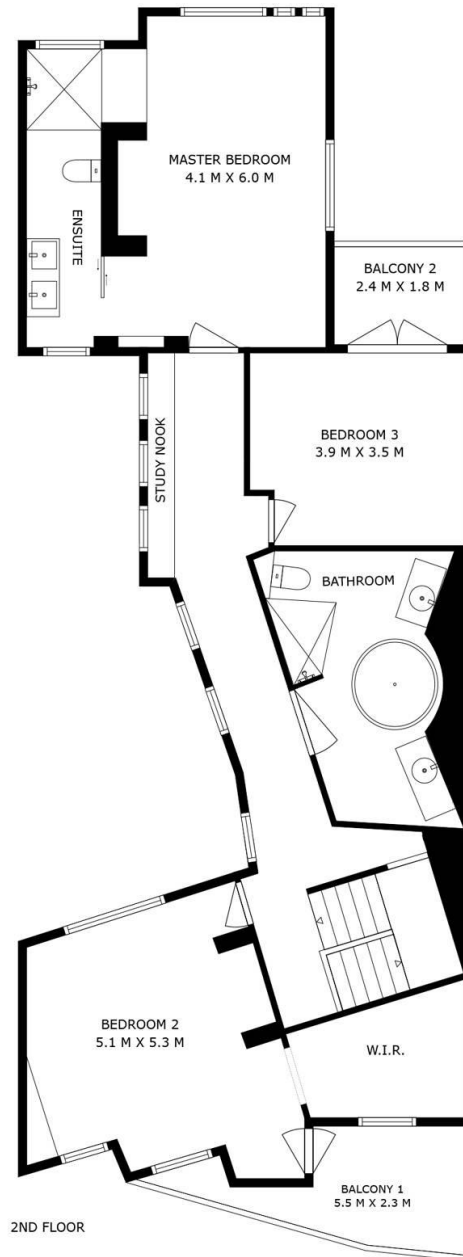
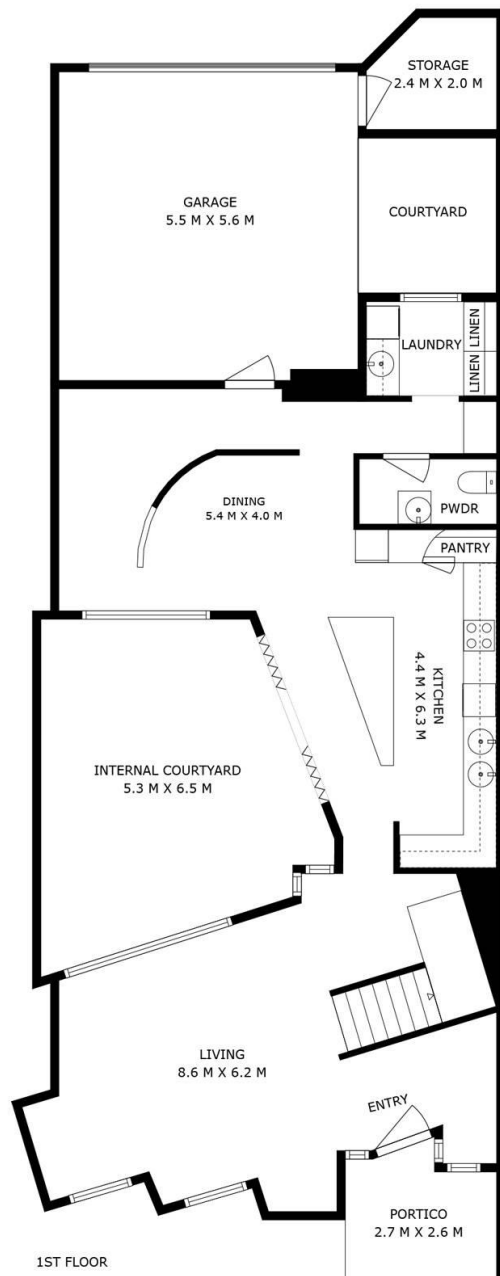
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Approximate Areas

Internal Living	232m ²
Internal Courtyard	27m ²
External Courtyard	7m ²
Garage	30m ²
Storage	4m ²
Portico	6m ²
Balcony 1	8m ²
Balcony 2	4m ²
Total Lot Size	200m ²



31 Tallow Tree Cres, Subiaco

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.

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www.perthrealestatemedia.com



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