




79 Salvado Road, Subiaco

## Newly Renovated Subiaco Home with Endless Space

Recently renovated and given a full refresh throughout, 79 Salvado Road presents an outstanding opportunity to secure a spacious two storey home with modern finishes and versatile living. Combining contemporary updates with a functional layout, this property is perfectly suited to buyers seeking low maintenance living without compromising on space or comfort.

The home welcomes you with light filled interiors and a well-designed floor plan that separates the living and accommodation zones across two levels. The open plan living and dining area provides a comfortable everyday space while flowing seamlessly through to the outdoor entertaining area, creating an easy indoor outdoor lifestyle.

At the centre of the home, the renovated kitchen features quality Westinghouse appliances, generous bench space, and ample storage, making it both practical and stylish. Upstairs, the bedrooms are more than well sized, while the extensive renovations throughout allow buyers to simply move in and enjoy immediately. Positioned close to local cafes, shopping, transport links, and the Perth CBD, this is an ideal opportunity for owner occupiers and investors looking to secure a quality property in a well connected

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### FOR SALE

Please Call

### AGENTS

Kalin Lane  
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klane.subiaco@ljhooker.com.au

Kira Willis  
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kwillis.subiaco@ljhooker.com.au

### AGENCY

LJ Hooker Subiaco  
(08) 9382 3959

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location.

#### FEATURES

- Recently renovated throughout
- Freshly repainted interiors & exterior
- Spacious two storey design
- Light filled open plan living and dining area
- Additional formal dining and living space
- Renovated kitchen with quality Westinghouse appliances and ample storage
- Very well-sized bedrooms
- Built in storage in every bedroom
- Master bedroom walk-in closet is enormous!
- Upstairs study area or perfect for a rumpus room
- Fully ducted reverse cycle air conditioning with smart control functionality
- Indoor-outdoor flow to the entertaining area
- North facing balconies for enjoying mornings or afternoons
- Low maintenance living
- Secure 3-car remote controlled garage with laneway access

#### LOCATION

- Positioned on Salvado Road in a highly convenient location
- Close to Perth CBD
- Easy access to public transport options
- Nearby cafes, restaurants, and shopping amenities
- Close to local parks and recreational spaces
- Close to schools (Subiaco Primary, Jolimont Primary, Bob Hawke & Shenton College) and everyday amenities.

#### TITLE DETAILS

- Lot 109 on Plan 022283
- Volume 2108 Folio 953

#### OUTGOINGS

- Council Rates - \$4,370.74 per annum approx.
- Water Rates - \$2,556.50 per annum approx.
- Total Outgoings - \$6,927.24 per annum approx.

For more information or to arrange a viewing contact Kalin or Kira 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 8EPHNF  
Property Type House  
House Size 265 m2  
Land Area 331 m2  
Including Ensuite  
Air Conditioning  
Toilets (3)  
Built-in-Robes  
Carpeted  
Close to Schools  
Close to Shops  
Close to Transport  
Window Treatments

### Kalin Lane 0487 047 359

Sales Associate | [klane.subiaco@ljhooker.com.au](mailto:klane.subiaco@ljhooker.com.au)

### Kira Willis 0424 339 905

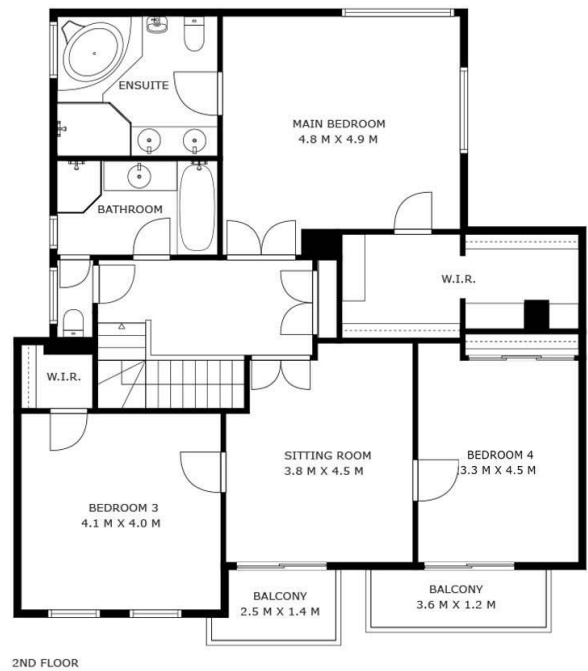
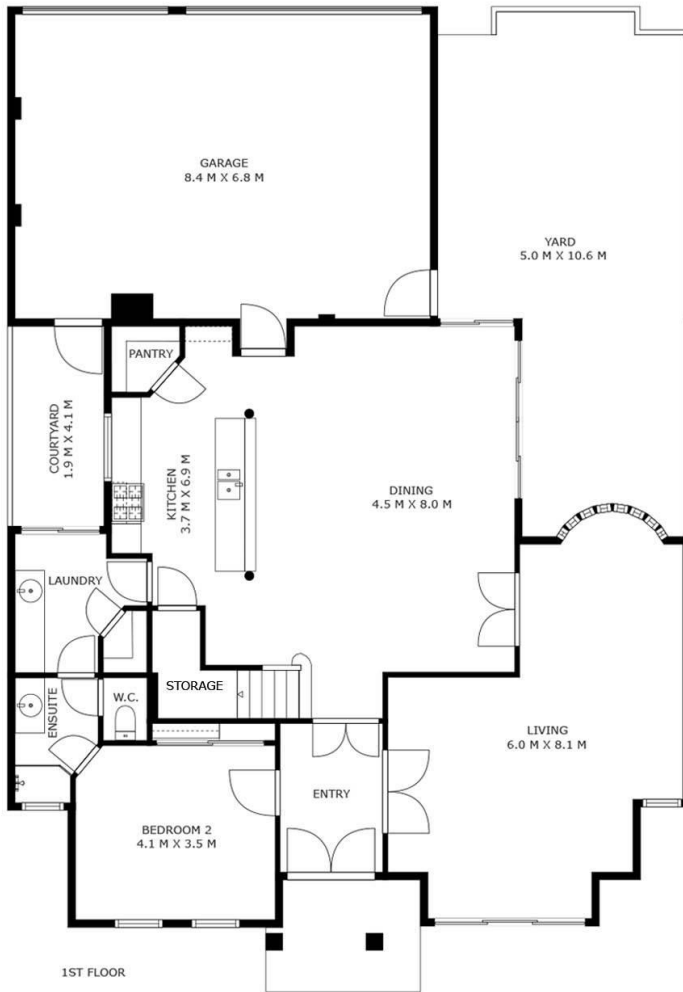
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Approximate Areas	
Internal Living Total	265m <sup>2</sup>
Garage	53m <sup>2</sup>
Total Lot Size	331m <sup>2</sup>



79 Salvado Rd, 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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