

8/633 Hay Street Jolimont



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8/633 HAY STREET
JOLIMONT

WELCOME

On behalf of my sellers and myself, welcome to our home open and sale of 8/633 Hay Street Jolimont.

I will be conducting the home open in a non-intrusive way and let you as the buyer take your time to walk through the home to get a feel for what it is like to live here.

When you are ready, please come speak to me about any questions you may have around the home or sale process and I'll assist you as best I can.

If you are interested in the home and would like to discuss it further outside of the home open, please ensure you let me know so I make a point to reach out to you.

SALE DETAILS

Method of sale: Set Date Sale

Time: All offers presented by 4pm Monday 29th June 2026

How to register: Speak with Darcy or text "your full name 8/633 Hay Street" to 0431 009 495

JOLIMONT

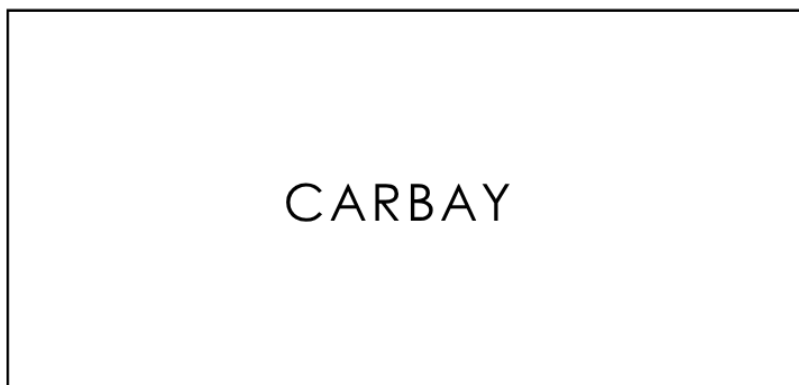
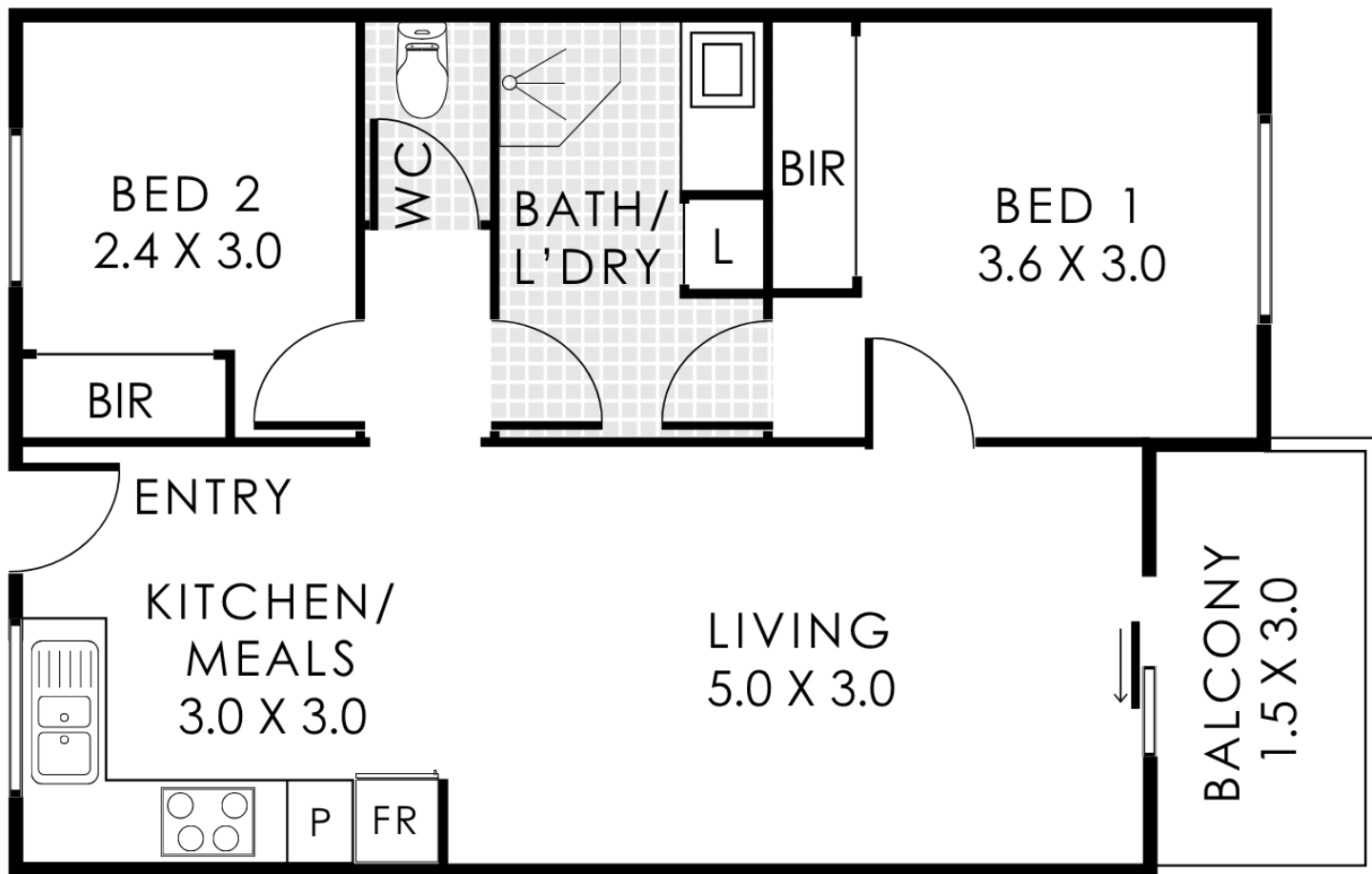
Jolimont is one of those suburbs that often flies under the radar, yet those who live there rarely want to leave. Positioned between the city and the coast, it offers a lifestyle centred around convenience, greenery and connection. Tree-lined streets, well-maintained parks and a strong community feel create a relaxed atmosphere, while some of Perth's most popular lifestyle destinations remain just moments away.

The suburb's location is a major drawcard. Subiaco's vibrant café, dining and shopping scene is just around the corner, while Leederville, Wembley and West Perth are all within easy reach. Commuting is equally straightforward, with nearby train stations, bus routes and major road connections providing quick access to the Perth CBD, only a few kilometres away. For those who enjoy an active lifestyle, local parks, sporting facilities and walking paths are woven throughout the suburb, making it easy to enjoy the outdoors close to home.

Housing in Jolimont is diverse, ranging from character homes on generous blocks through to modern apartments and low-maintenance villas. This variety attracts a broad mix of residents, including professionals, downsizers, first home buyers and long-term locals who value the suburb's balance of accessibility and tranquillity. Combining inner-city convenience with a peaceful neighbourhood feel, Jolimont remains one of Perth's most appealing and tightly held residential pockets.







(NOT ACTUAL LOCATION)

8/633 Hay Street, Jolimont

Residence 62m² | Balcony 4m²
 Total Area 66m²



This floorplan is for illustration purposes only to show the layout of the property. Whilst every effort has been made to ensure the accuracy of this floor plan, all measurements, and any other information shown are an approximate interpretation only. Measurements and total areas do not include or account for wall thickness or roof area under eaves. Crib Creative will not be held liable or responsible for any error, omission, misrepresentation or use of any information shown on the final floor plan. Not to be used for any other purpose. www.cribcreative.com.au

WHAT WE LOVE

Positioned on the first floor of the well-maintained Kam Court, this light-filled two-bedroom home offers an affordable entry into one of Perth's most sought-after western suburb locations.

Enjoy peaceful mornings and leafy outlooks from your private balcony overlooking Dom Serra Grove, creating a sense of space and tranquillity rarely found at this price point. Inside, the home has been well cared for, with bright interiors and a practical layout that makes everyday living easy.

Whether you're stepping into the market for the first time, looking to downsize without compromise or simply seeking a low-maintenance lifestyle close to everything, this is a home that delivers comfort, convenience and value in equal measure.

Set within walking distance of Subiaco, public transport, local parks and everyday amenities, this is an opportunity to secure your place in a tightly held western suburbs pocket without the western suburbs price tag.

WHAT TO KNOW

- 66m2 Total strata area
- 62m2 Build area
- Year of build 1969
- Council Rates: Approx. \$1,908.50 p/a
- Water Rates: Approx. \$1,157.56 p/a
- Strata Fees: Approx. \$700 p/q
- Dedicated parking bay
- 1st floor apartment
- Balcony view overlooking park
- 2 bedrooms
- 1 bathroom
- Open plan living, meals & kitchen
- Hybrid flooring to main living
- Carpets to the bedrooms
- Mirrored built in robes to bedrooms
- Split system aircon in main living
- Bosch appliances
- Miele dishwasher



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JOLIMONT

Strata Snapshot



Buyer Information Summary

Scheme Address: 633 Hay Street Jolimont

Lot and Strata Plan Number: 8/8000

Lot Unit Entitlement: 1

Total Lots in the property: 18

Strata Manager: Bstrata **P:** 08 9382 7700 **E:** admin@bstratawa.com.au

Total Quarterly Strata Levies: \$700

Special Levies: Nil

Strata Funds Balance: **Admin Fund:** \$61,119.08 | **Reserve Fund:** \$19,921.83

Insurance: Strata Community Insurance

Period of Insurance: 14/08/2025 to 14/08/2026 at 4:00pm

Pets Allowed: Yes (within strata guidelines)

Short-Term Letting: Not Permitted without consent of Strata Company

Renovation Rules: Allowed with approval

Recent AGM Meeting Minutes: Tuesday 12th August 2025 - Available

Maintenance Plan: No

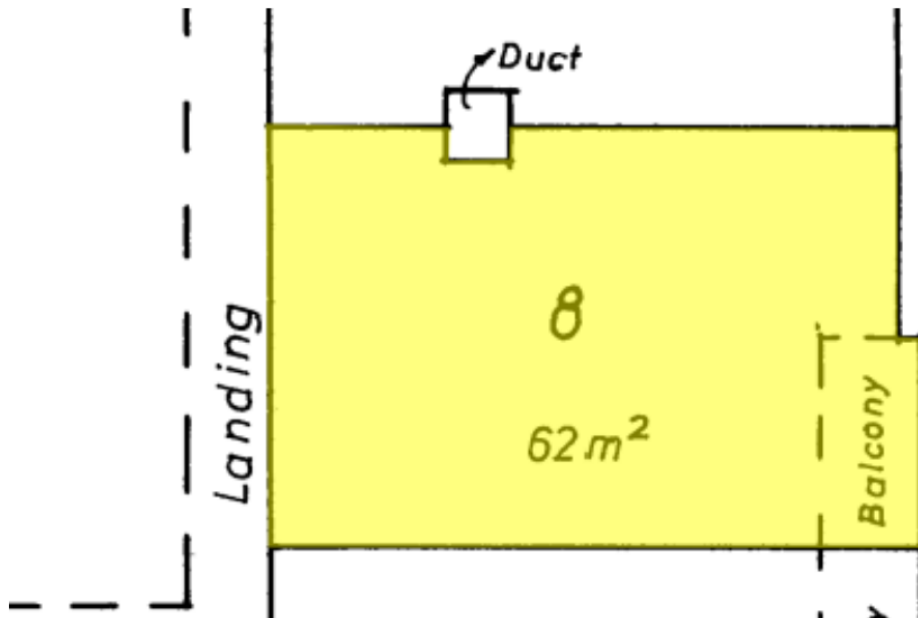
Building Issues: Nil

Legal Disputes: Nil

This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries. Realmark Urban and its Representatives shall not be held responsible for this information being correct and all Buyers should be making their own independent enquiries.

Strata Plan Excerpt

First Floor



PURCHASING

PROCESS



STEP ONE

Confirm your interest with the agent. They will then help you get on to the online platform where the offers are collected. This can be done during or after your inspection of the property.



STEP TWO

Once you are on the RESO platform and ready to make your initial offer, you simply enter your offer details, including price, settlement period, finance conditions and any special conditions you would like included in your offer.



STEP THREE

When you have entered your initial offers details the agent will reach out to you to discuss the current state of the campaign and will answer any questions you have about the process.



STEP FOUR

If the property receives multiple offers to purchase, there will be a ranking of the offers based purely on price. This is done to give you some feedback on your offer in relation to the other offers and you will have an opportunity to revise your offer if you wish.



STEP FIVE

At the Set Date, should your offer be competitive, the agent will prepare an offer and acceptance contract for you to sign. This offer and acceptance will be presented to the Seller for them to make their decision.

Recent Sales

	Address	Bed	Bath	Car	Total Size	Date	Price
1	12/143 Onslow Road Shenton Park	2	1	2	81m2	10/03/26	\$615,000
2	4/13 Currie Street Jolimont	2	1	1	64m2	23/03/26	\$715,000
3	82/165 Derby Road Shenton Park	2	1	1	84m2	22/03/26	\$606,000
4	42/165 Derby Road Shenton Park	2	1	1	75m2	04/04/26	\$615,000
5	42/645 Hay Street Jolimont	2	1	1	82m2	15/04/26	\$677,500
6	63/165 Derby Road Shenton Park	2	1	1	75m2	13/04/26	\$680,000



Wednesday, June 17, 2026

To Whom it May Concern,

Rental Appraisal for: 8/633 Hay Street Jolimont

This letter is to provide you with a rental appraisal for the above-mentioned property in Jolimont.

Due care has been taken to provide you with the most accurate estimate possible, based on our professional knowledge of the area, prevailing market conditions and recent letting of comparable properties in the area.

We would estimate the abovementioned property would rent for approximately \$700 per week.

Although every care has been taken in arriving at this figure, we emphasise that it is an opinion only and should not be taken as a formal valuation.

Please do not hesitate to contact me if I can be of further assistance.

Kind Regards,



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