



Riverton, 46 Tudor Avenue South

SAY YOU'LL BE MINE!

Proudly Presented by Edward Lim.

Welcome to 46 Tudor Avenue South, where luxury, style, and unbeatable convenience come together in the heart of Riverton. Just a stone's throw from the Canning River and tucked away in the highly sought-after Rossmoyne High School Zone, this near-new beauty is ready to steal your heart!

Built in 2018 and still looking fresh as ever, this 4-bedroom, 2-bathroom stunner is bigger than you'd expect, boasting a massive 226m² of living space on a generous 377m² survey strata block. With a flexible floor plan and high-end finishes throughout, this home is all about easy, modern living - without the constant upkeep.

Step through the oversized front door into a world of sophisticated charm - soaring high ceilings, rich wooden floors, and natural light flooding every corner. Right at the front, you'll



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For Sale

**U/OFFER | FROM \$1.4M ++

View

ljhooker.com.au/5FU1FFB

Contact

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**LJ Hooker Victoria Park | Belmont
(WA)
(08) 9473 7777**

find a private bedroom - perfect for guests, parents or even a home office. There's also a versatile lounge that can double as a theatre or study. So many options!

The heart of the home is the super spacious open-plan living, dining, and kitchen area, flowing seamlessly out to a sunlit alfresco entertaining space through glass sliders. Whether you're hosting a BBQ or simply enjoying a lazy Sunday morning coffee, this low-maintenance outdoor zone is ready for kids, pets, and good times.

Calling all foodies - the gourmet kitchen will make your heart skip a beat! With stone benchtops, soft-close cabinetry, a window splashback for extra light, premium appliances, and a breakfast bar for three - cooking here will never feel like a chore!

The master suite is pure indulgence with a huge built-in robe (not 1 but 2) and a luxe ensuite featuring vanity with a shower area. Two more generous bedrooms with built-in robes and a sleek family bathroom complete the rear accommodation wing.

Location-wise, it doesn't get much better! Walk to the river, grab brunch at Lo Quay Cafe or Rustico, or enjoy endless family fun at Riverton Leisureplex and nearby parks. Plus, with Riverton Primary School and Rossmoyne High School in the catchment, this home truly ticks all the boxes for families!

The Property & What We Love?!

- * NEAR NEW | Year Built: 2018
- * Block Size: 377m², Build Up Area: App. 226m²
- * 4 bedrooms, 2 bathrooms, 1 Theatre (can be converted into a study)
- * SUPERB Location with AWESOME Lifestyle!
- * PEACEFUL & WHISPER QUIET
- * Built-in robes throughout
- * Seamless indoor-outdoor living
- * Daikin ducted reverse cycle air conditioning throughout with e-zone controller plus wireless control
- * Solar system for power
- * Down lights throughout
- * 31c high ceilings throughout
- * Roller shutter at front part of the home
- * Security camera system wired - 4 channels
- * Under mount sink in the kitchen area
- * Extra storage space in garage (app. 4m²)
- * Good sized walk in pantry in the kitchen area
- * Built in trash bin in kitchen
- * Miele dishwasher
- * Heating lamps in both ensuite and common bathroom
- * Automatic Double Garaging
- * NBN Ready (FTTP)
- * Rossmoyne Senior High School catchment

Outgoings...

- * Council Rates: app. \$2,251.76 (FY 24-25)
- * Water Rates: app. \$1,320.29 (FY 23-24)



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Don't wait - homes like this don't last long. Say you'll be mine, before someone else does.
For more information, contact listing agent, Edward Lim at 0408 929 655.

** We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations. **

More About this Property

Property ID	5FU1FFB
Property Type	House
House Size	266 m2
Land Area	377 m2
Including	Ensuite Toilets (2) Built-in-Robes Secure Parking Close to Schools

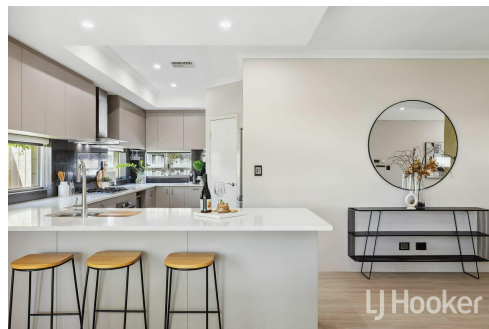
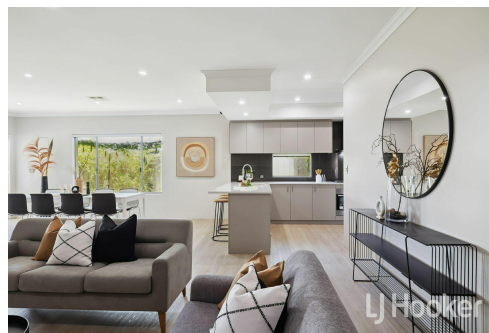
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