



LJ Hooker



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## Riverton, 7 Opal Place

READY TO MAKE MEMORIES?!



Proudly presented by Edward Lim...

Prepare to be enchanted by the perfect mix of character and convenience! Tucked into a lively neighbourhood, 7 Opal Place offers the dream home you've been searching for.

Set on a generous 355m2 street front survey strata block, this beautifully cared-for home radiates timeless charm, featuring high ceilings, polished jarrah floors, and classic timber skirting-details that make this property truly special.

Step into the warm and welcoming formal lounge, the heart of the home, where memories are made and relaxation comes easily. This cosy spot is ideal for unwinding or gathering with loved ones.

The kitchen blends style and functionality seamlessly. With a gas cooktop, abundant

**For Sale**

**\*\*MULTIPLE OFFERS RECEIVED!**

**View**

[ljhooker.com.au/5FERFFB](http://ljhooker.com.au/5FERFFB)

**Contact**

**Edward Lim**

0408 929 655

[edward.lim@ljhvicpark.com.au](mailto:edward.lim@ljhvicpark.com.au)



**Disclaimer:** 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.

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(WA)  
(08) 9473 7777**

storage, and expansive countertops, cooking here is an experience all its own. From everyday meals to celebratory feasts, this kitchen makes it easy to serve up joy with every dish.

The home's three spacious bedrooms are designed for comfort and feature built-in robes (for both bedrooms), while the shared bathroom includes a bathtub and a separate shower-your personal touch of luxury to start and end each day.

Step outside to discover a private oasis. The front yard, partially paved and adorned with a lush lawn, is ideal for family fun or peaceful relaxation. Imagine kids playing on a trampoline or splashing in a pool while you enjoy the serenity. The spacious yard is also perfect for gardening enthusiasts with endless landscaping potential.

Location? This property has it all. Take a quick stroll to the Canning River or enjoy nearby favourites like Lo Quay and Rustico cafes. With Riverton Shopping Centre, Riverton Leisureplex, and scenic parks just minutes away, convenience is truly at your doorstep. Located within the Rossmoyne High School zone and close to Riverton Primary, this home caters to all your family's needs.

#### The Property & What We Love?!

- \* Year Built: 1967 | Block Size: 355m2 with Build Up Area: 130.51m2
- \* Spacious & well-proportioned throughout
- \* New vinyl flooring in kitchen
- \* New blinds throughout

#### Outgoings:

- \* Council Rates: app. \$1,822.90
- \* Water Rates: app. \$1,206.84

Don't miss the chance to call this charming property your own. 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

<b>Property ID</b>	5FERFFB
<b>Property Type</b>	House
<b>Land Area</b>	355 m <sup>2</sup>
<b>Including</b>	Toilets (1)

#### Edward Lim 0408 929 655

Sales Consultant | edward.lim@ljhvicpark.com.au

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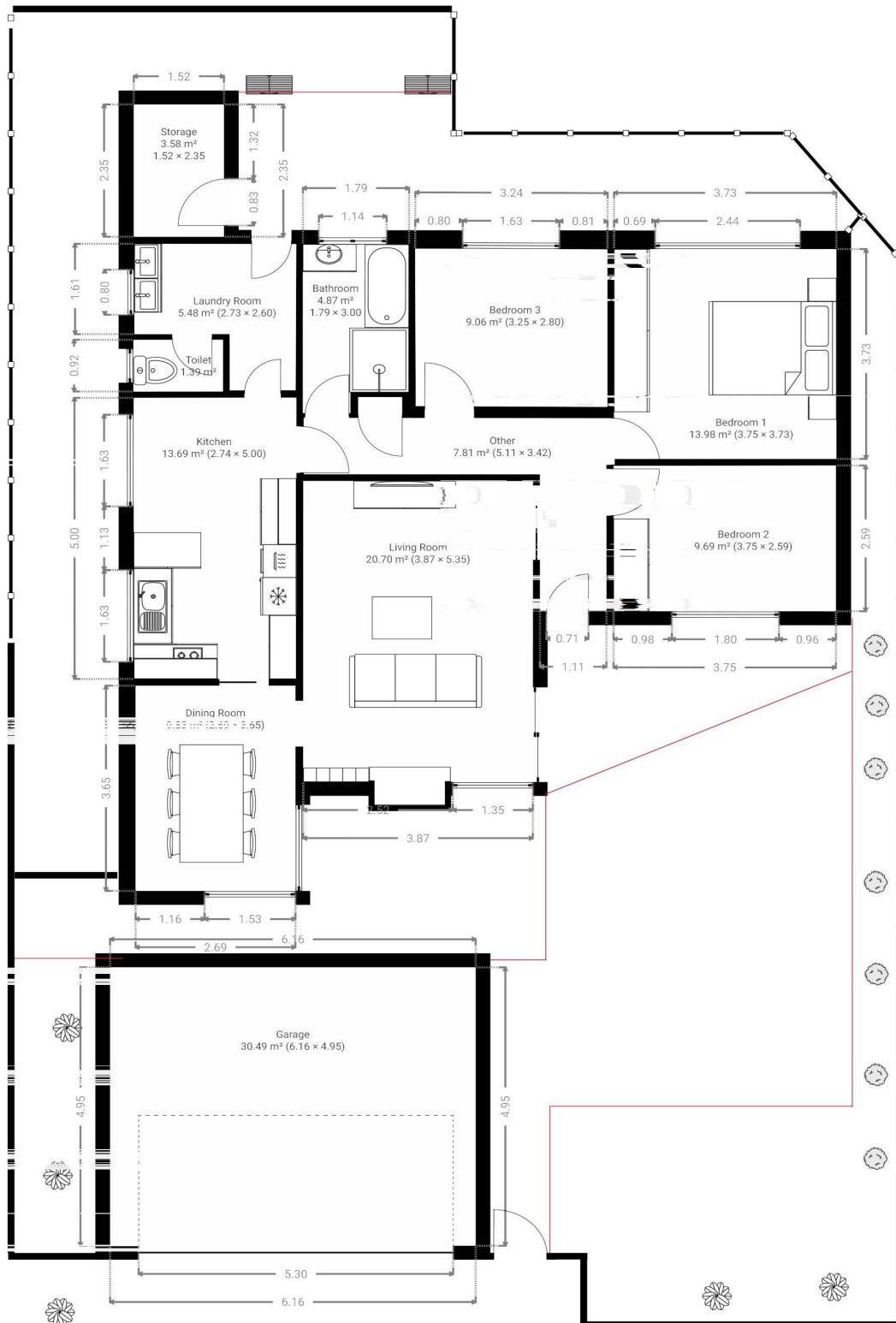
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# 7 Opal PI Riverton

7 Opal Place, 6148 Riverton, Western Australia, AU  
TOTAL AREA: 130.51 m<sup>2</sup> • LIVING AREA: 100.01 m<sup>2</sup> • FLOORS: 1 • ROOMS: 12

**adrian tan**  
commercial photography

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THIS FLOOR PLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

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