



Riverton, 9B Harrolyn Avenue

THE ONE YOU WANT!

Proudly Presented by Edward Lim

Craving that perfect mix of peace and pizzazz? Welcome to 9B Harrolyn Avenue, where modern comfort meets a touch of magic, and every day feels like a getaway. This isn't just a house - it's your next love story, wrapped in charm and ready to sweep you off your feet.

Step inside and you'll feel it instantly - the vibe, the warmth, the "this is it!" moment. The formal lounge is your invitation to slow down and sink in. Imagine curling up with your favourite book, a glass of red, and the soft glow of sunset pouring through the windows. Can you feel it? That's not just comfort - that's home.

Wander further in, and the heart of the home truly begins to shine. The open-plan kitchen, dining, and living space is where everyday life turns effortlessly fabulous. The kitchen is a total showstopper, gleaming with modern appliances, sleek finishes, and yes, a



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.



For Sale
****UNDER OFFER!!**

View
ljhooker.com.au/5FYUFFB

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

dishwasher - because you're far too fabulous for dish duty.

And then - slide open those doors and boom! Your backyard wonderland awaits. A covered alfresco sets the stage for everything from breezy brunches to moonlit dinners. Beyond that? A lush artificial lawn that looks stunning year-round without the maintenance, and wait for it...a gorgeous gazebo perched on a deck, just calling for relaxed evenings, laughter, and a little stargazing. It's your own slice of paradise, right out the back door.

When the day winds down, your private retreat awaits. All three bedrooms are generously sized with built-in robes, offering cosy comfort and a peaceful place to recharge. The master suite? Oh, it's a total dream - spacious, serene, and complete with its own ensuite. Because yes, you deserve the best.

And the practical perks? Absolutely nailed. Double lock-up garage for your peace of mind, plus heaps of extra parking space on the driveway - so bring on the visitors!

But let's talk location. This one is gold. Start your mornings with a walk to the river, grab coffee at Lo Quay or Rustico, or dive into family fun at Riverton Leisureplex. With parks all around and both Riverton Primary and Rossmoyne High in the catchment, you've hit the jackpot whether you're upsizing, downsizing, or just starting out.

The Home & What We Love?!

- * Amazingly Positioned
- * Year Built: 1990
- * Block Size: 673m2 with Build Up Area: 214m2
- * Seriously spacious & well-proportioned throughout
- * Attractive established garden
- * Seamless indoor outdoor living
- * Easy access to nearby public transport
- * Private, Low Maintenance & Secure

Outgoings:

- * Council rates: app. \$2,002.03 (FY 24-25)
- * Water rates: app. \$1,354.56 (FY 23-24)

But here's the thing - homes like this don't wait around. So if your heart's racing just a little, trust it. Call or text listing agent, Edward Lim on 0408 929 655 and come see what all the fuss is about. 9B Harrolyn Avenue could be the one.

** 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.**



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More About this Property

Property ID	5FYUFFB
Property Type	House
Land Area	673 m2
Including	Ensuite Built-in-Robes Secure Parking Close to Schools Close to Shops

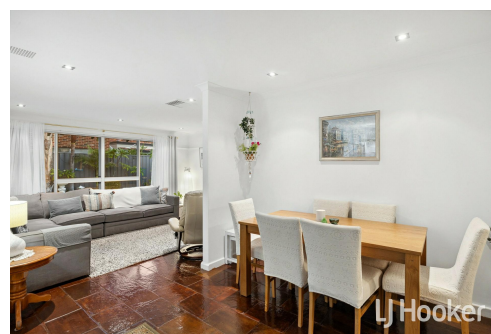
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