

Rivervale, 174/3 Homelea Court

IEWS FOREVER!!

3 2 2

Discover the epitome of luxury living on the 14th floor, this expansive 3- bedroom, 2- bathroom apartment boasting 2 secure car bays which is a rare find in apartment living!

Nestled within the Spring View Towers in the heart of Rivervale, this apartment offers unparalleled convenience with the Perth CBD, Swan River, Optus Stadium, Matagarup Bridge, Crown Entertainment Complex, and the picturesque hills all within view.

Perfectly positioned near major highways and freeways, this home provides seamless access to the Perth CBD and Perth International Airport, making every commute a breeze.

Privacy and Space

Set on the corner edge of the building, this apartment offers additional privacy-ideal for entertaining on the spacious 18sqm balcony while soaking in stunning views.

For Sale
From \$699,000

View
ljhooker.com.au/5FSQFFB

Contact
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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.

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

** Should you wish to make a non binding offer, please copy and paste this link below into your browser and follow the prompts

<https://prop.ps//ikHwKbhRfhLP>

Apartment Highlights:

- * Built in 2014, this apartment still presents as new!
- * Open-Plan Design: Spacious kitchen, dining, and lounge areas framed by floor-to-ceiling windows to capture incredible views from every room.
- * Modern Kitchen: Stone benchtops, glass splashbacks, electric cooktop and oven, Samsung dishwasher, and a pull-out pantry offering ample storage.
- * Generous Living Space: The lounge/dining area flows seamlessly onto the oversized balcony-perfect for alfresco dining and outdoor relaxation.
- * Private Master Suite: Includes a double robe, split-system air conditioning, and an ensuite with a large shower, single vanity, and under-counter storage.
- * 2 Additional Bedrooms: Both bedrooms feature double robes and split-system air conditioning.
- * Family Bathroom & Laundry: Includes a bath/shower, toilet, and a well-designed laundry area with a wash trough.
- * Secure Parking: Double tandem car bay on the ground floor with remote access and a storage room conveniently located next to the parking bay

ADDITIONAL FEATURES:

- * Double-glazed and tinted windows for comfort and energy efficiency.
- * NBN connectivity for high-speed internet.
- * Recessed LED downlights and impressive 2.5m high ceilings.
- * Water usage included in strata levies.

RESORT STYLE AMENITIES:

- * Solar-Heated Lap Pool: Enjoy year-round swimming.
- * Entertain with Ease: Landscaped park, BBQ facilities, and a stylish billiard and 2 lounge rooms for guest enjoyment
- * Well-Equipped Gym & Sauna: Maintain your fitness routine and unwind after a long day - Shower facilities right there should you not wish to commute up to the room before you head out
- * Ample Visitor Parking: Convenient for your guests.
- * Secure Access: Intercom lobby entry, CCTV, and tag access for peace of mind

LIFESTYLE AND LOCATION:

Join a vibrant community surrounded by a variety of dining options all within walking distance, including Blasta Brewing Co, Fox Friday, Empire Bar, and cozy cafes like Springs Kitchen, The Sushi, and 450 Pizza.

This exceptional apartment combines lifestyle, location, and luxury
Don't miss your chance to make it your own!

Call Michael or Diane to arrange a private viewing!

DIMENSIONS:

Internal - 94sqm



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Balcony - 18sqm
Store room - 4sqm
Car bays - 25sqm
TOTAL: - 141sqm

OUTGOINGS:

Belmont Shire rates PA: \$1,869.41
Water rates PA: \$1,218.03

Strata levies PER QUARTER

Admin: \$1,617.25
Reserve: \$229.75

More About this Property

Property ID	5FSQFFB
Property Type	Apartment

Michael Sheppard 0433 275 080

Sales Consultant | michael.sheppard@ljhvicpark.com.au

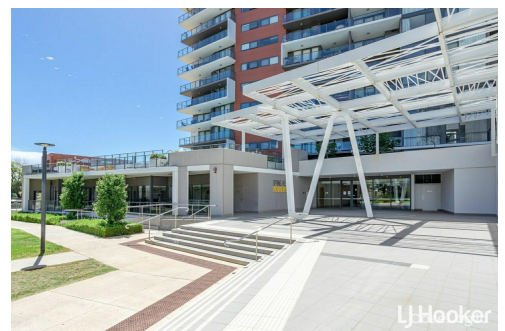
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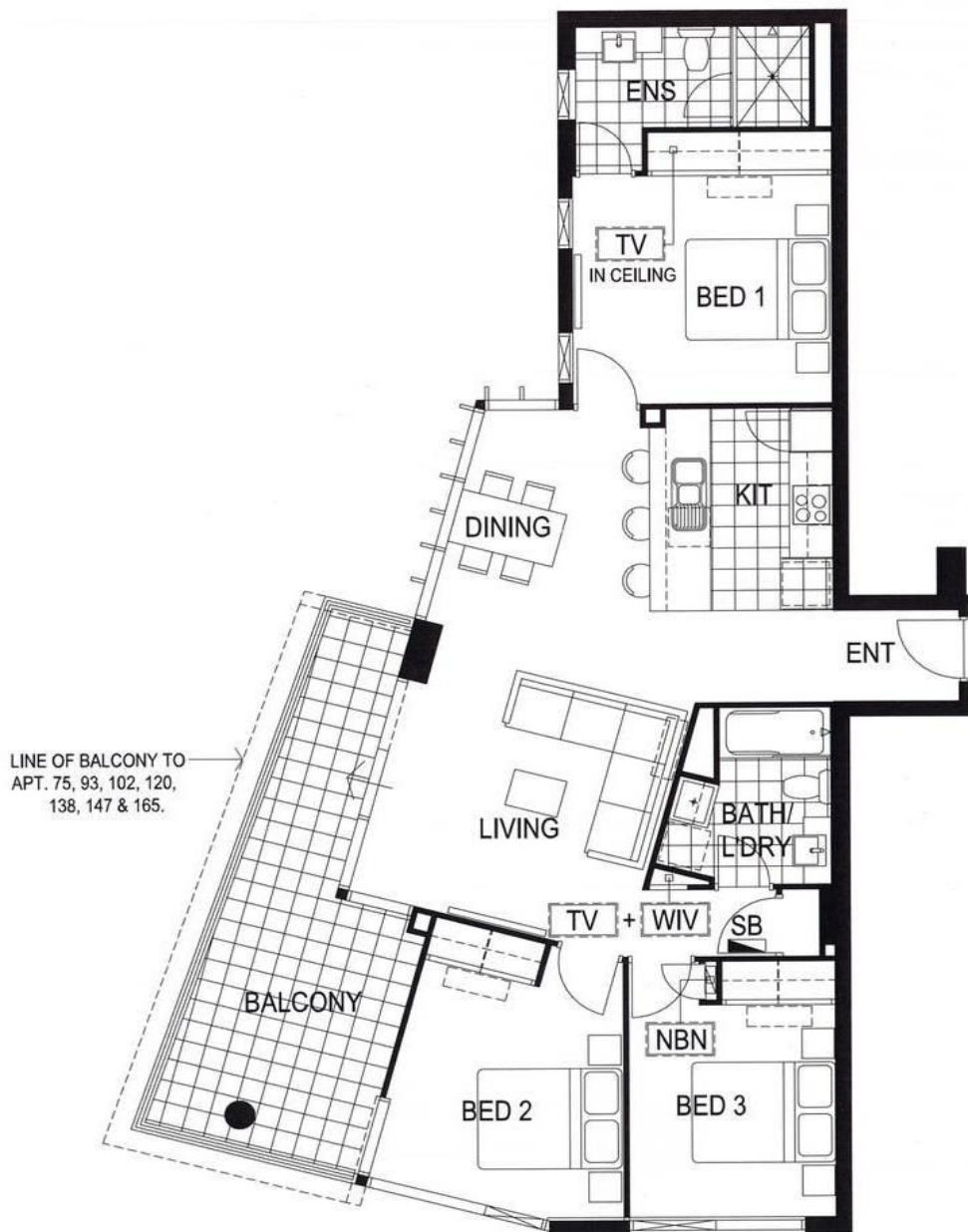
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APARTMENT TYPE K

3 BEDS / 2 BATHS

EAST TOWER

APARTMENT NUMBERS:

60, 66, 75, 84, 93, 102,
111, 120, 129, 138, 147,
156, 165, 174.

APARTMENT AREA :

101m²

BALCONY AREA :

18m²

APT. 75, 93, 102, 120, 138, 147 & 165.

22m²

COURTYARD AREA

APT. 60

131m²

WM	WATER METER	FB	FIRE BOOSTER	FH/FH	DUAL HEAD EXTERNAL HYDRANTS
WIV	HOT & COLD WATER ISOLATING VALVE	FHR	FIRE HOSE REEL	FIP	FIRE INDICATOR PANEL
TV	HOT WATER TEMPERING VALVE	FH	FIRE HYDRANT	SB	ELECTRICAL SUB BOARD
BV	BALL VALVE WITH PRV	INT	INTERCOM	NBN	NATIONAL BROADBAND NETWORK CONSOLE & IDF WITH GPO

UNIT PLANS

SPRING VIEW TOWERS

3 HOMELEA COURT, THE SPRINGS, RIVERVALE.
Comprising 188 Residential Apartments



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July 2014