

Rivervale, 23/1 Rowe Avenue

Fringe City Resort Style Living



ACCOMODATION

Designed by Finbar and completed in 2015, Arbor North is located in the heart of Rivervale. This contemporary apartment complex offers resort style living, it has a large gymnasium, a resident's lounge, common barbecue facilities and a pool.

This modern two bed apartment is spacious, light filled, east facing and it is located on the first floor of the Arbor North apartment complex. It has an open plan kitchen, living and dining. The customised kitchen comes with a stone bench top, glass splashback, double sink, stainless steel appliances, rangehood and plenty of in built cupboard spaces for storage. It is perfect for a first home buyer, downsizer or an investor.

The master bedroom has a built in robe and an ensuite. The second bedroom has a built in robe, and it is serviced by the main bathroom. Both master bedroom and the second bedroom have a direct access to the large balcony with their individual private sliding glass

For Sale

SOLD | By Kim Liew

View

ljhooker.com.au/5FTGFFB

Contact

Kim Liew

0430 015 796

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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**

door.

FEATURES AND BENEFITS

- *Open plan living, dining, kitchen area
- *Stone bench tops and glass splash back in kitchen
- *Large alfresco balcony for entertainment
- *Built in robes for master bedroom and second bedroom
- *Split system reverse cycle air condition in open plan living, master bedroom and second bedroom
- *Combination second bathroom and laundry room
- *Intercom system to access building
- *Apartment facility with a large gym, spacious pool and BBQ entertaining area
- *Secured lobby and lifts access with a fob key
- *Off street visitor parking bays for your guests
- *1 car bay
- *1 storeroom in basement

INVESTOR INFORMATION

- *Forecast rent return \$750 - \$780 per week.

RATES AND LEVY

- *Council Rates \$1,788.57 (approx.) FY24/25
- *Water Rates \$1,178.00 (approx.) FY24/25
- *Strata Admin Levy \$1,434.13 per quarter
- *Strata Reserve Levy \$92.13 per quarter

LOCATION

Ideally positioned and in close proximity to CBD, Perth Airport and Crown Perth. The apartment complex is nestled in a quiet street, a perfect lifestyle where you can hop on a bike or leisure walk along the Swan River or a night of entertainment in Crown Perth! It has easy access to public transport links. This apartment is ideal for anyone looking for easy care, minimal maintenance living.

CONTACT

Represented by Kim Liew, to book your viewing, contact Kim directly, or text "23_1 Rowe Avenue" to 0430 015 796 for more information.



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More About this Property

Property ID	5FTGFFB
Property Type	Apartment
House Size	70 m2
Land Area	117 m2
Including	Ensuite Air Conditioning Pool Balcony Gym Secure Parking Car Parking - Basement Carpeted Close to Shops Close to Transport Pool Window Treatments

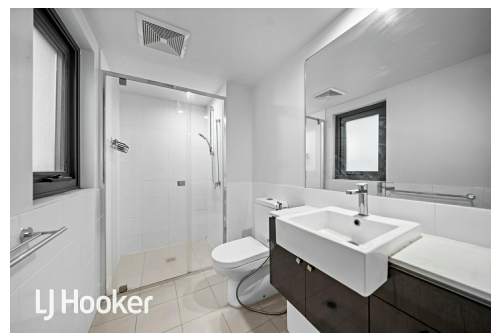
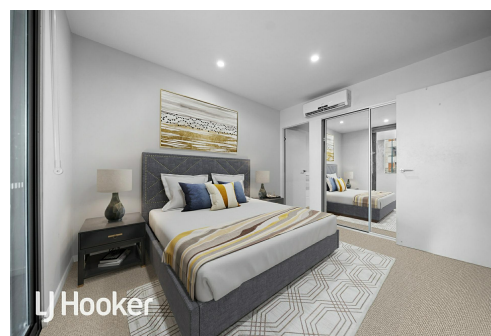
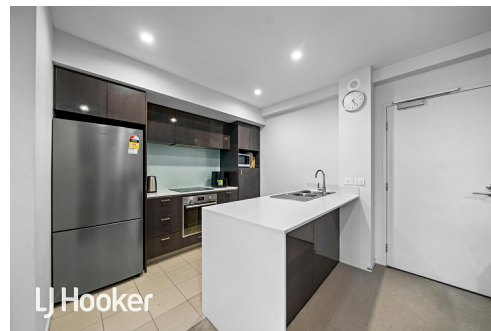
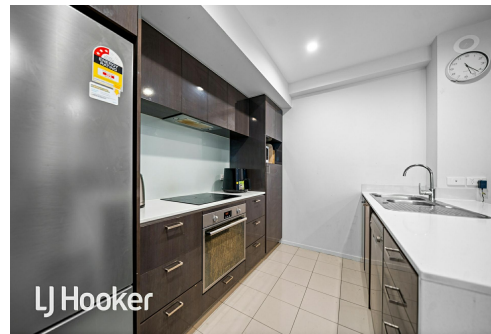
Kim Liew 0430 015 796

Sales Consultant | kim.liew@ljhvicpark.com.au

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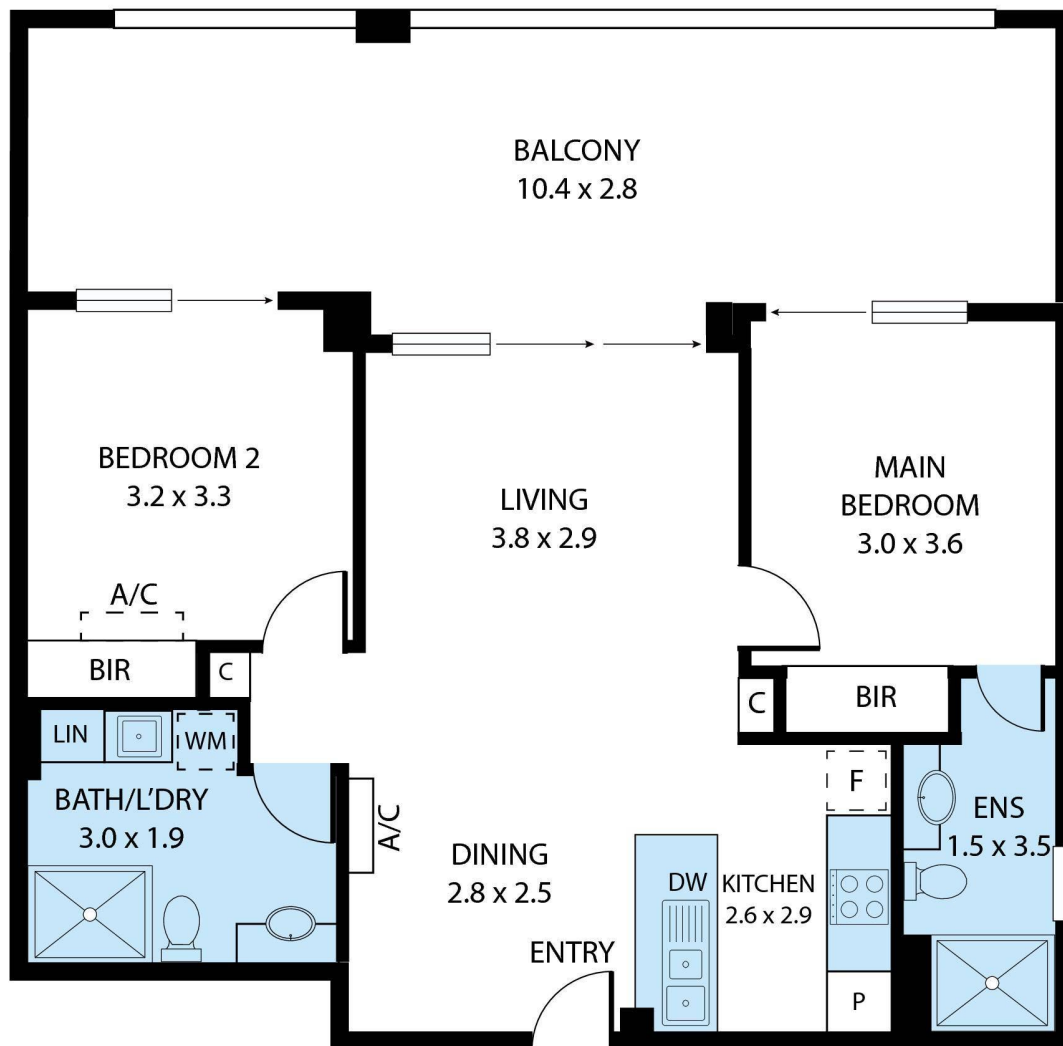
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Unit 23/1 Rowe Avenue, Rivervale, WA, 6103

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

APPROXIMATE BUILT AREAS

CAR BAY	: 14m ²
STORAGE	: 4m ²
BALCONY	: 29m ²
BUILT AREA	: 70m ²
TOTAL AREA	: 117m ²