



39/56 Riversdale Road, Rivervale

AMAZING RIVER, CITY & STADIUM VIEWS - YOUR FOREVER OUTLOOK AWAITS

- *Please note: Some internal images have been digitally staged for marketing purposes and may differ from the current presentation with tenant furnishings.

Some views can disappear overnight... this one is here to stay.

Positioned on the top-floor corner of a tightly held riverside complex, this beautiful top floor, two-bedroom apartment captures uninterrupted panoramic views across the Swan River, Optus Stadium and the Perth city skyline. With no adjoining walls and an enviable north-facing outlook, this is the kind of property that delivers a lifestyle most people only dream about.

Start your mornings with coffee on the balcony as rowers glide across the river, boats drift by and the city sparkles in the distance. Step outside and enjoy direct access to the picturesque riverside cycle and walking paths that stretch along the Swan River foreshore. This truly is relaxed riverside living at its finest.

Inside, the apartment has been tastefully updated with modern

2 1 1

FOR SALE
From \$599,000

VIEW
By Appointment

AGENTS

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All information contained therein is gathered from relevant third parties sources.
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Interested parties must rely solely on their own enquiries.

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finishes and a light, airy feel throughout.

- * 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/l/zeFX5x2b7wk9>

Apartment Features:

- Private entrance to the apartment front door - offering you sensational views
- Renovated kitchen with white cabinetry, soft-close cupboards and drawers, electric glass cooktop and even stunning river views from the kitchen window
- Spacious open-plan living and dining area flowing seamlessly onto the balcony to maximise the breathtaking outlook
- Two generous bedrooms, including a main bedroom with mirrored built-in robes
- Updated bathroom with modern vanity, basin and floor tiling
- Large combined bathroom/laundry plus separate toilet
- Stylish laminate plank flooring throughout
- Neutral colour palette creating a warm and inviting ambience
- Air conditioning servicing the kitchen and living area
- Secure undercover parking bay with remote gated access

Currently leased to a long-term tenant who is now on a periodic tenancy, offering flexibility for both investors and future owner-occupiers.

Rental appraisal - \$600-\$650 per week

A Lifestyle Location Like No Other:

Set directly in front of the tranquil Swan River and adjoining Cracknell Park, residents enjoy a peaceful riverside setting complete with children's playgrounds, picnic spots and scenic seating areas overlooking the water.

Whether it's cycling into the city, enjoying an evening stroll along the foreshore or dropping a line at the nearby fishing jetty, this location offers an unbeatable outdoor lifestyle.

The secure and well-maintained complex sits within the sought-after Springs precinct and provides exceptional convenience with easy access to the CBD, airports, Crown Entertainment Complex and public transport.

Location Highlights:

- Approx. 2km to Crown Entertainment Complex
- Approx. 900m to Burswood Train Station
- Approx. 2.9km to Optus Stadium
- Approx. 6.3km to Perth CBD
- Approx. 10.9km to Perth International Airport
- Approx. 4km to Belmont Forum Shopping Centre

Perfectly suited to investors, downsizers, FIFO workers, first home buyers or anyone seeking a secure lock-and-leave lifestyle with views that will never lose their magic.

Properties with outlooks like this are exceptionally rare - don't miss your opportunity to secure one of the best positions along the river.

Council Rates PA - \$1365.85

Water Rates PA - \$790.19

STRATA LEVIES - PER QUARTER:

Admin - \$850.00

Reserve - \$150.00

MORE DETAILS

Property ID 5GYCFFB
Property Type Apartment

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