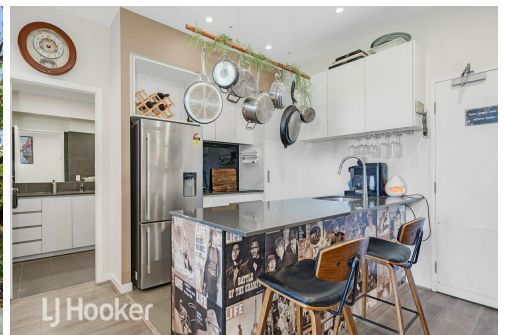
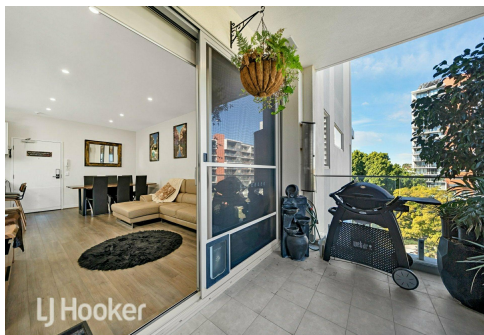




Rivervale, 51/8 Hawksburn Road

URBAN OASIS



We are delighted to present this creatively decorated 1-bedroom apartment, cherished since its inception in 2014, located on the 3rd floor of the sought-after Tribeca South complex.

Key features of this immaculate unit include new dark wood flooring, additional kitchen cupboards and shelving, induction cooktop and a fold-out bed in the study nook, complemented by a stylish fold-away clothing rail outdoors to name but a few

FEATURES:

- * High ceilings and open plan living spaces create an impressive ambiance upon entry.
- * The open plan kitchen, dining, and living room flow seamlessly onto a secluded balcony with scenic views.
- * The kitchen boasts abundant cupboards, an island stone benchtop, shelving, induction cooktop, electric oven, and Smeg dishwasher, all serviced by a separate air conditioning



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
From \$449,000

View
ljhooker.com.au/5ESJFFB

Contact
Michael Sheppard
0433 275 080
michael.sheppard@ljhvicpark.com.au
Diane Sheppard
0420 216 066
diane.sheppard@ljhvicpark.com.au

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

unit.

* The generously sized main bedroom accommodates a king-size bed and ample wardrobe space, with its own dedicated air conditioning unit.

* The bathroom features stone benchtops, a frameless shower, a handbasin with undercounter cabinetry, and floor-to-ceiling tiles.

* A European-style laundry area is discretely tucked away behind doors with Smeg dryer included

* A study nook includes a unique built-in fold-up bed for occasional visitors or grandchildren.

* Secure basement parking and a convenient storage room adjacent to the car bay provide added convenience.

COMMUNAL FEATURES:

The Tribeca South complex offers a stunning foyer, a fully equipped gym, a lap pool, communal barbeque facilities, and outdoor lounges, ensuring a perfect blend of convenience and leisure.

** 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//Nk2ObQ6vRhOH>

LOCATION:

Situated in the Springs precinct of Rivervale, this complex enjoys a burgeoning new-build area with similar properties. Rivervale's growth is palpable, with new residences and hotels emerging, thanks to its excellent proximity to the city center, airports, and broad appeal to diverse buyers.

This apartment presents a rare opportunity to embrace modern comfort in a vibrant and expanding community.

LOCATION HIGHLIGHTS:

* 135m to Cracknell Park * 250m to Swan River * 900m to Burswood train station * 2km to Crown Casino * 2.9km to Optus Stadium * 4km to Belmont Forum Shopping Centre * 6.3km to Perth CBD * 10.9km to Perth International Airport (All sizes, distances, or measurements are approximate)

OUTGOINGS:

Shire rates: \$1,473.27 per annum

Water rates: \$1,006.62 per annum

Strata administration fee: \$726.02 per quarter

Strata reserve fund fee: \$119.13 per quarter

APARTMENT DIMENSIONS: Internal - 61sqm; balcony - 10sqm; Car bay - 13sqm; Store room - 5sqm (TOTAL - 89sqm)

Viewings commence next weekend, by advertised home open times only

Contact Michael Sheppard at 0433 275 080



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More About this Property

Property ID	5ESJFFB
Property Type	Apartment

Michael Sheppard 0433 275 080

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

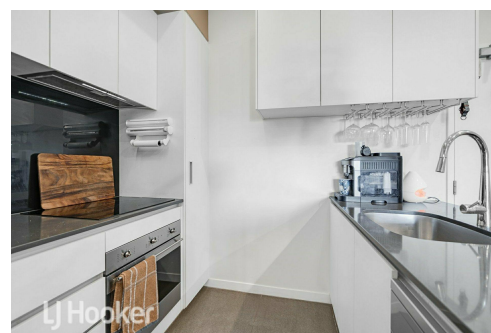
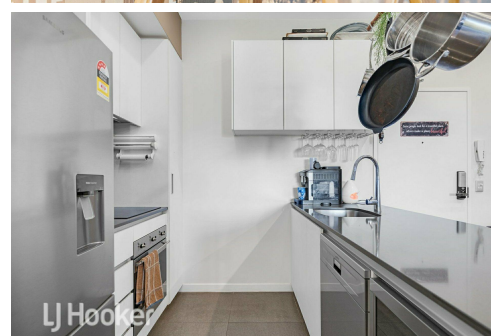
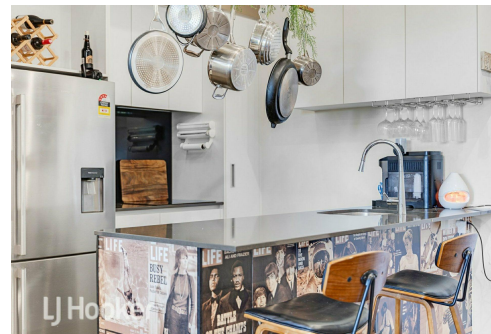
Diane Sheppard 0420 216 066

Real Estate and Business Agent | diane.sheppard@ljhvicpark.com.au

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288 Albany Highway, VICTORIA PARK WA 6100

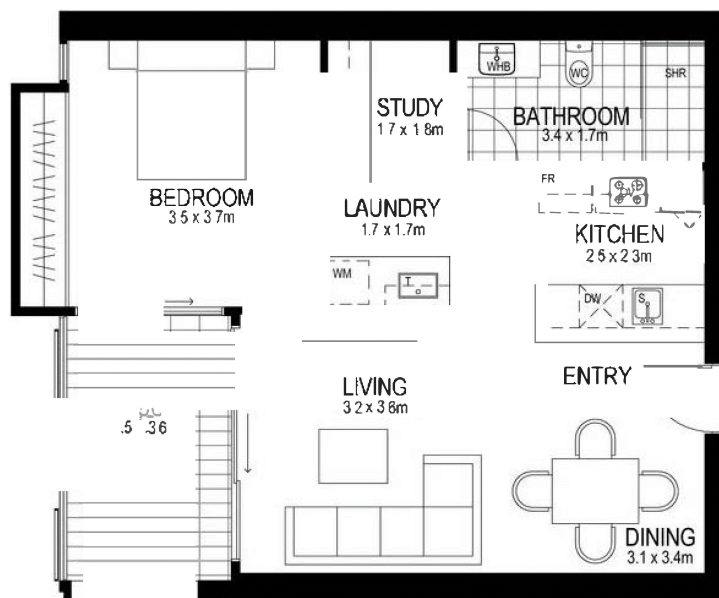
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2 PLAN - APARTMENT TYPE D
1 : 50

