

56/1 Rowe Avenue, Rivervale

Stylish Inner-City Living with Resort-Style Amenities

Step into Unit 56, 1 Rowe Avenue, Rivervale, perched on the THIRD FLOOR within the charming ARBOR NORTH complex.




Discover this 1 bedroom, 1 bathroom apartment with 1 secure under cover car bay and storage. If you seek centrality, contemporary living, and a lifestyle of ease, your quest concludes here.

The ARBOR NORTH complex boasts a graceful foyer, a fully equipped gym, lap pool, communal barbecue, sauna, games room, resident lounge, and 2 outdoor lounges, a harmonious blend of convenience and leisure. A brief stroll takes you to the Swan River, Crown Casino, and Optus Stadium.

- This unit is tenanted until 27 May 2026 at a rental of \$2,389.88 per month. The tenants are long-term tenants, since 2019 and fantastic to work with.

TheY have their own cleaners that attend to maintenance and cleaning, ensuring the unit is constantly in a clean and tidy condition for their employees

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

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FOR SALE
From \$525,000

AGENTS

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AGENCY

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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**

<https://prop.ps/l/5s8pOqqmY1qK>

APARTMENT HIGHLIGHTS:

- Constructed in 2015, this unit graces the third floor, occupying a corner for enhanced privacy.
- The open-plan kitchen showcases stone benchtops, neutral tones, and ample storage.
- Seamless flow connects the lounge, dining, and kitchen to the splendid generous balcony accessed through floor-to-ceiling sliding doors. This area is serviced by a split system air conditioner for comfort.
- The master bedroom and ensuite are notably spacious and featuring generous mirrored robes. The ensuite boasts stone benchtops, a frameless shower, undercounter cabinetry, including a European laundry room and floor-to-ceiling tiles. The bedroom has its own split system air conditioning unit as well
- LED lighting throughout enhances the modern ambiance.

COMPLEX FEATURES:

- Well maintained and secure Complex
- 15m heated swimming pool
- Indoor entertaining areas with a fully equipped kitchen and pool table
- Communal BBQ facilities with an outdoor kitchen
- Sauna and Air-conditioned Gymnasium
- 2 Rooftop viewing decks
- Pets permitted with approval from Strata Management
- Surveillance security and intercom system
- Drying Courtyards
- Rubbish disposal chute
- star Energy Rated complex
- Plenty of visitor parking bays

ARBOR NORTH, is conveniently nestled near restaurants, public transport, Ascot Racecourse, the Crown Entertainment and Casino Complex at Burswood, Optus Stadium, the freeway, Perth CBD, and surrounding entertainment hubs.

Connecting highways, top schools, and excellent shopping centres are also within easy reach. Just a short distance from Optus Stadium, Matagarup Footbridge, Burswood Train Station, the Empire Bar, Crown Entertainment Precinct, and the Victoria Park Cafe strip, and with Perth City close by all within very easy reach

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)

Additional information:

OUTGOINGS:

Shire rates: \$1,722.09 per annum

Water rates: 1,134.40 per annum

Strata administration & reserve fees: \$898.75 PER QUARTER

APARTMENT DIMENSIONS:

Internal - 48sqm

Balcony - 15sqm

Car bay - 14 sqm

Storeroom - 4sqm
TOTAL: 81sqm

MORE DETAILS

Property ID 5GNEFFB
Property Type Apartment

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