



## Rivervale, 8/6 Minora Place

RIVERFRONT BLISS - FULLY RENOVATED & READY TO MOVE IN!



**For Sale**  
Mid \$400,000's

**View**  
By Appointment

**Contact**  
**Michael Sheppard**  
0433 275 080  
michael.sheppard@ljhvicpark.com.au

**Diane Sheppard**  
0420 216 066  
diane.sheppard@ljhvicpark.com.au

Welcome to 8/6 Minora Place, Rivervale.

Only 1 of 15 units in the complex - Stunning river views from every window

Welcome to Pebbles, a boutique riverside complex nestled right on the edge of the beautiful Swan River. Positioned on a generous 2,023sqm block, this fully renovated unit positioned on the 1st floor, offers a rare lifestyle opportunity in one of Rivervale's most tightly held locations.

Wake up to tranquil river views from every room and wind down with sunset strolls along the water's edge - this is riverside living at its absolute best!

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



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

**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.

Features You will Love:

- \* North facing unit allowing fabulous winter sunlight through all the windows
- \* Bright and airy open plan living, dining, and kitchen
- \* Spacious bathroom/laundry combined for ultimate convenience
- \* Master bedroom with mirrored robes and ceiling fan and new curtains
- \* Second bedroom with built-in robe and roller blind
- \* Allocated car bay - also with views of the river

What's New? Just About Everything!

- \* Freshly painted throughout
- \* Stylish laminate plank flooring in living areas & kitchen
- \* Brand new carpeting & curtains in main bedroom and lounge

Completely renovated kitchen with:

- \* Stone benchtops
- \* Induction cooktop & electric oven
- \* Half-drawer dishwasher
- \* Pot drawers galore + coffee corner in dining area
- \* Soft strip lighting for romantic ambience
- \* Fridge included

Sleek modern bathroom/laundry renovation featuring:

- \* Porcelain floor tiles - floor to ceiling tiling
- \* Extra-large vanity & stone benchtop
- \* Rainfall shower head
- \* Updated toilet
- \* Stunning ceiling and wall lighting
- \* Washer and dryer included

Why You'll Love This Location:

- \* Just 5km to Perth CBD and 10 minutes to the airport
- \* Walk to Crown Entertainment Complex & Optus Stadium
- \* Steps from riverside walking and cycling trails
- \* Close to Belmont Forum, DFO Perth, and Costco
- \* Easy access to Great Eastern Hwy & Tonkin Hwy
- \* Perfect for FIFO workers, city professionals, or first home buyers

This move-in ready riverside retreat won't last long. Whether you're looking for a serene lifestyle, a solid investment, or your first home, this one ticks all the boxes.

Don't miss your chance to live by the water - arrange your viewing today!

OUTGOINGS:

- Shire Rates PA - \$1,282.79
- Water Rates PA - \$809.82

STRATA LEVIES - PER QUARTER



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

**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.

- Admin - \$600
- Reserve - \$100

**Disclaimer:**

This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.

## More About this Property

<b>Property ID</b>	5G69FFB
<b>Property Type</b>	Apartment
<b>Including</b>	Built-in-Robes

**Michael Sheppard 0433 275 080**

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

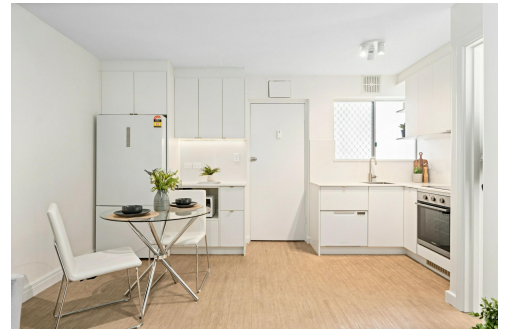
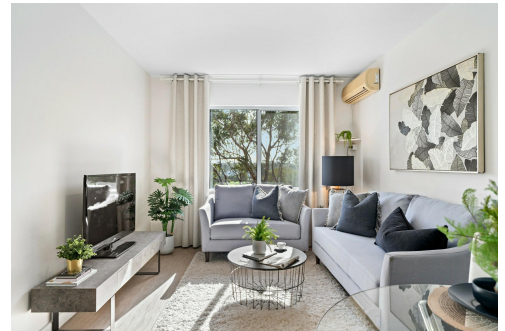
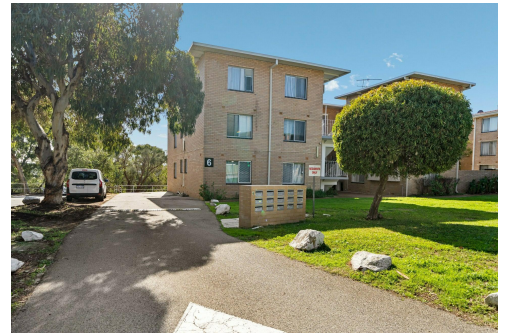
**Diane Sheppard 0420 216 066**

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

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

288 Albany Highway, VICTORIA PARK WA 6100

victoriapark-belmontwa.ljhooker.com.au | reception@ljhvicpark.com.au



**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**