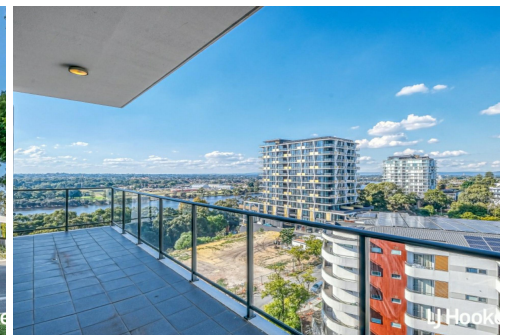




**SOLD**



## Rivervale, 153/1 Rowe Avenue

### 2nd CHANCE TO PURCHASE

Step into Unit 153/1 Rowe Avenue, Rivervale, perched high on the UPPERMOST FLOOR within the charming ARBOR NORTH complex.

Discover a 2-bedroom, 2-bathroom apartment with a pair of coveted car bays, offering not only a home but a panoramic view from your expansive balcony. If you seek centrality, contemporary spacious 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 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 24 March 2024 at a rental of \$510 per week

2  2  2 

#### For Sale

Please Call

#### View

[ljhooker.com.au/5DYKFFB](http://ljhooker.com.au/5DYKFFB)

#### Contact

##### Michael Sheppard

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(WA)  
(08) 9473 7777**

#### APARTMENT HIGHLIGHTS:

- \* Constructed in 2016, this unit graces the 9th floor, occupying a corner for enhanced privacy.
- \* The open-plan kitchen showcases stone benchtops, an island benchtop, neutral tones, and ample storage.
- \* Seamless flow connects the lounge, dining, and kitchen to the splendid 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, accommodating a king-size bed and featuring generous mirrored robes. The ensuite boasts stone benchtops, a frameless shower, undercounter cabinetry, and floor-to-ceiling tiles. The main bedroom has its own split system air conditioner.
- \* The second bedroom is generously sized with built-in robes also with a split system air conditioner.
- \* The second bathroom features stone benchtops, a separate toilet, and a European laundry room.
- \* Lounge and bedrooms have floor to ceiling block out curtains for your extra comfort
- \* LED lighting throughout enhances the modern ambiance.

#### COMPLEX FEATURES:

- \* 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
- \* Pets permitted with approval from Strata Management
- \* Surveillance security and intercom system
- \* Rubbish disposal chute
- \* 6-star Energy Rated complex

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 centers 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)



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Additional information:

OUTGOINGS:

Shire rates: \$1,746.44 per annum

Water rates: \$1,134.02 per annum

Strata administration fee: \$1,199.59 per quarter

Strata reserve fund fee: \$111.38 per quarter

APARTMENT DIMENSIONS:

Internal - 70sqm

Balcony - 16sqm

Carbay - 14 sqm x 2 = 28sqm

Store room - 4sqm

TOTAL: 118sqm

## More About this Property

**Property ID** 5DYKFFB

**Property Type** Apartment

**Michael Sheppard 0433 275 080**

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

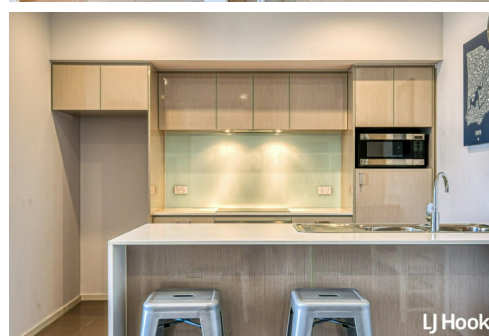
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