

## Rivervale, 80/3 Homelea Court

### Luxurious Convenience!

This impressive 2-bedroom, 2-bathroom apartment in the highly sought-after "Spring View Towers" complex by Finbar offers a perfect blend of modern style and low-maintenance living. Nestled in a peaceful cul-de-sac and bordered by the beautiful Shortland Jones Park, it is just steps away from restaurants, bus stops, and the picturesque Swan River.

The apartment is accessed via a secure lobby with lift access, and residents can enjoy a range of resort-style amenities, including a sparkling 20-metre solar-heated outdoor swimming pool, gas barbecues, a games and bar area, a fully-equipped gym, and even a sauna. A secure single car bay and a dedicated lock-up storeroom provide added convenience.

Inside, the open-plan living, dining, and kitchen area welcomes you with sleek granite countertops, double sinks, a water-filter tap, and high-quality electric appliances, including a range hood, hotplate, oven, and a stainless-steel dishwasher.



**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**  
Under Offer

**View**  
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**LJ Hooker City Residential**  
**(08) 9325 0700**

Step outside to discover a large balcony, perfect for covered entertaining and providing ample space rivaling that of many full-size family homes.

The spacious master suite offers split-system air-conditioning, a walk in robe and a private ensuite bathroom featuring a stone vanity, shower, toilet, and more. The second bedroom also has its own split system aircon & mirrored built-in-ropes, while the main bathroom/laundry is generously sized and includes a fully-tiled bathtub with a showerhead, sleek stone vanity, wash trough, and plenty of storage.

Conveniently located near the city, Perth Airport, Ascot Racecourse, Crown Entertainment Complex, Optus Stadium, and the freeway, this apartment is surrounded by excellent public transport options, top schools, and major shopping centres. With a perfect combination of luxury, lifestyle, and location, this property offers a truly spectacular living experience!

Features include:

- 2 carpeted bedrooms, 2 bathrooms
- Secure lift and lobby access
- Carpeted open-plan living and dining area
- Tiled kitchen
- Full-height alfresco sliders
- Mirrored built-in robe to second bedroom
- Walk-in-robe to the master
- Storage pantry
- Linen cupboard
- Split-system air-conditioning in lounge & bedrooms
- Down lights
- Entertainer's balcony
- Single car bay
- Storeroom
- Resort-style amenities for residents
- Pets allowed

Points of Interest (all distance approximate):

- 850m to the Swan River
- 1.1km to Burswood Train Station
- 1.8km to Optus Stadium
- 2.0km to Rivervale Primary School
- 2.2km to Crown Towers
- 3.4km to Belmont Oasis Leisure Centre
- 3.5km to Ascot Racecourse
- 3.8km to Belmont Forum
- 5.3km to Perth CBD
- 10.9km to Perth Airport

Rates & Dimensions:

- Council Rates - \$1,788.57 p.a.
- Water Rates - \$1,153.56 p.a.
- Strata Admin - \$1,142.84 pq



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- Strata Reserve - \$162.36 pq
- Total Area - 124sqm
- Internal Area - 78sqm

## More About this Property

Property ID	3RV7FGJ
Property Type	Apartment

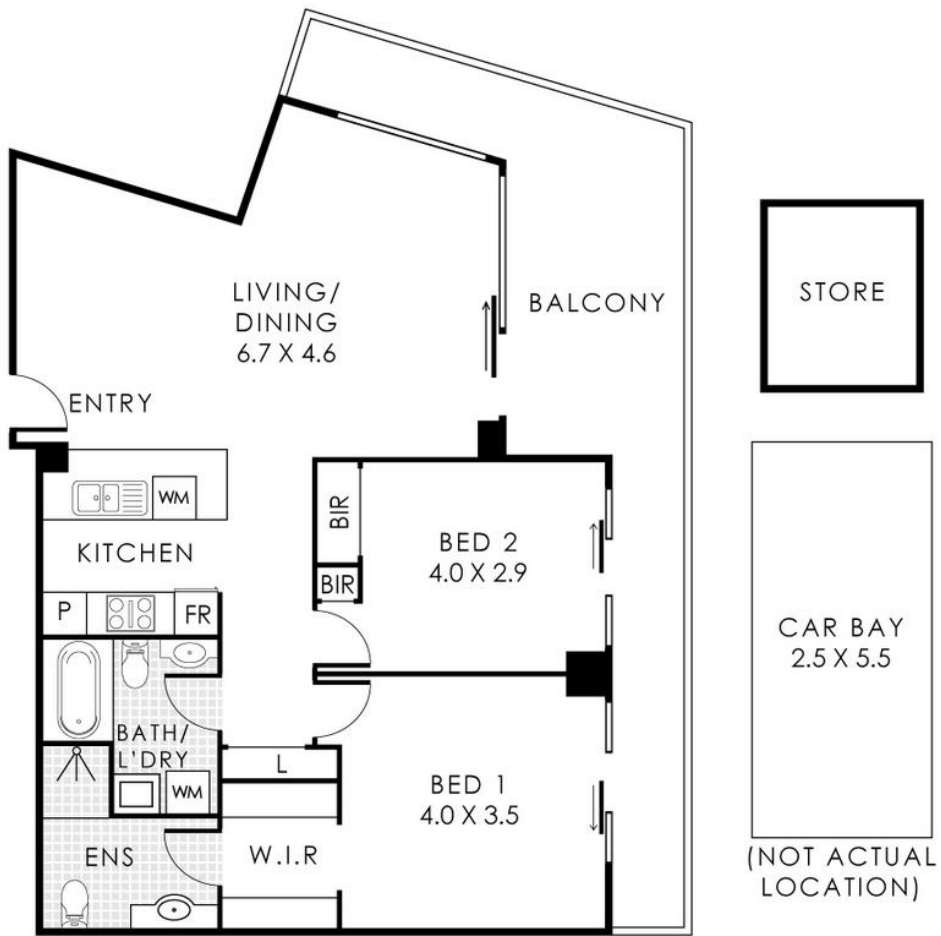
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**80/3 Homelea Court, Rivervale**

Residence 78m<sup>2</sup> | Balcony 27m<sup>2</sup> | Car Bay 14m<sup>2</sup> | Store 5m<sup>2</sup>

**Total Area 124m<sup>2</sup>**



This floor plan is for illustration purposes only to show the layout of the property. While every effort has been made to ensure the accuracy of this floor plan, all measurements, and any other information shown are for approximate interpretation only. Measurements and lot area do not include or account for wall thickness or roof canopy under eaves. C&H Creative will not be held liable or responsible for any error, omission, misrepresentation or use of any information shown on this floor plan. Not to be used for any other purpose. www.ljhooker.com.au