

Rivervale, 10 Toorak Road

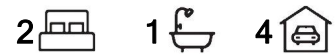
RENOVATE OR REBUILD - PRIME RIVERVALE LOCATION!

Positioned in the heart of ever-popular Rivervale, this charming 1950s character cottage is bursting with potential! Whether you're looking to restore its vintage charm or start fresh with a brand-new build, this property is your golden opportunity

Set on a generous 683sqm R20 level block, this weatherboard home features solid Jarrah floorboards, a tiled roof, pressed ceilings and cornices, and all the hallmarks of a classic era yearning to be revived, or replaced with your dream home.

** 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//XJkR8QCMLHIS>



For Sale
Offers over \$699,000

View
ljhooker.com.au/5FXVFFB

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

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.

Property Highlights:

- * Built in the 1950s on a spacious 683sqm R20 block (15.09m frontage x 45.26m depth)
- * 2 generous bedrooms
- * 1 bathroom with shower and separate toilet
- * Large formal lounge with fireplace and wall-mounted air conditioning
- * Open plan kitchen and dining with electric stove (note: Metters stove not in use)
- * Versatile sleepout, ideal as a 3rd bedroom, home office or second living area
- * Solid jarrah flooring throughout
- * Separate outside laundry/storeroom attached to house
- * Undercover alfresco area and undercover carport at the back of the home
- * Plenty of parking at the front and back of the home

Located in a rapidly developing area surrounded by new builds, this is your chance to secure a piece of real estate in a high-growth pocket of Perth.

Unbeatable Location:

- * Close to multiple bus routes Belmont Forum, Eastgate Shopping Centre and local eateries
- * Just minutes from the airport just perfect for FIFO workers
- * Walking distance to the beautiful Swan River, with river walkways and cycle paths, medical and dental centres, gyms, and a wide range of takeaways
- * Easy access to major roads, Crown Entertainment Complex, Optus Stadium, Perth Airport, DFO, Costco
- * 5km from the Perth CBD!

Whether you're a keen renovator, savvy investor or dreaming of building your forever home, this property ticks all the boxes for location, lifestyle, and potential.

Don't miss out-opportunities like this are rare!

Council Rates PA: \$1,589.95

Water Rates PA: \$1,005.81

More About this Property

Property ID	5FXVFFB
Property Type	House
Land Area	683 m2
Including	Floorboards Close to Shops Close to Transport

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

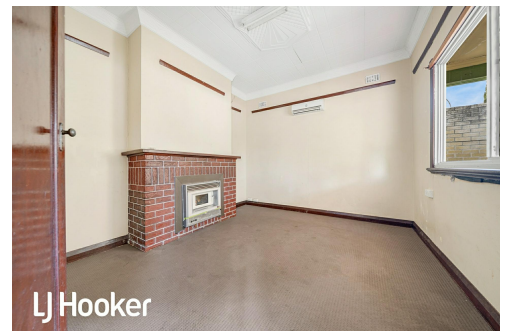
LJ Hooker Victoria Park | Belmont (WA) (08) 9473 7777

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**