







Rivervale, 208 St Kilda Road

Whisper quiet location

3 1 2

For Sale
Under Offer!!

View
ljhooker.com.au/5EU8FFB

Contact
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EXPRESSIONS OF INTEREST
Closing date: Monday 29 July 2024 @ 5pm
(If not sold prior)

Prepare to be impressed as you step into this amazing SURVEY STRATA block, soon to be transformed from Strata into a spacious 505sqm Survey Strata block prior to settlement. This immaculate property is currently very well taken care of and occupied by fantastic tenants eager to remain.

Key Features:
* Located in a tranquil part of St Kilda Road, this duplex offers peace and privacy.
* Enter into a spacious family lounge with laminate plank flooring and lofty ceilings.
* Expansive kitchen and dining area, separate from the rest of the home, featuring ample cupboard and bench space with a double sink, gas cooktop and electric oven

LJ Hooker

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

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We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

* Convenient laundry room leading to a delightful undercover alfresco area, opening to a large fully walled backyard complete with an outdoor shed and a flourishing lemon tree.
* Bathroom with shower and handbasin, plus a separate toilet room.
* Master bedroom featuring a built-in robe
* Two additional well-sized bedrooms.
* Ducted air conditioning throughout, recently replaced for optimal comfort. (Inverter Ducted System. Capacity 10.0kw Cooling & 11.2kw Heating.)
* Recently upgraded gas hot water system.
* Enhanced security with screens on all windows and external doors.
* Additional outdoor storage with a metal shed and two raised garden beds.
* Covered carport with ample space for extra parking.

** 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/l/ofxWF1ECuXh3

Location:
Ideally situated near Belmont shopping forum, public transport, and esteemed schools, this property offers unparalleled convenience. Enjoy easy access to Belmont Forum, offering a wide array of shops, a movie theater, and dining options for both everyday necessities and leisurely evenings out. For more excitement, a short trip to the CBD provides endless possibilities.

Don't miss out on this exceptional opportunity to secure your piece of Rivervale living.

Viewings by advertised home opens times only

Call Michael Sheppard from LJ Hooker Victoria Park | Belmont on 0433 275 080 for further details

Rates PA: $1,589.95
Water PA: $1,116.38
NO STRATA FEES!











More About this Property

Property ID	5EU8FFB
Property Type	House
House Size	81 m²
Land Area	507 m²

Michael Sheppard 0433 275 080
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