

4 Martin Avenue, Rivervale

Stunning | Sophisticated | Contemporary Family Home

ACCOMODATION

Discover your private lavish oasis at 4 Martin Avenue where an understated facade secretly masks the stylish and modern designs in this home. This spectacular single level residence, set on a vast 842sqm green title block, offering a resort style lifestyle of unparalleled quality and design.

Step inside and be captivated by an open plan designed living, where the state of the art gourmet kitchen takes centre stage. This customised kitchen is fitted with Caesarstone benchtops and premium SMEG stainless steel appliances, flowing seamlessly into the living and dining areas, and open completely via bi-fold doors to the ultimate entertainer's alfresco.

The home's bespoke design provides both sublime social spaces and a tranquil retreat. The sunken lounge offers a cozy haven, while a separate formal living area provides a perfect space for quiet relaxation. The opulent master suite is a private sanctuary, featuring French doors to a courtyard, a vast walk-in robe, a dedicated shoe closet, and a lavish ensuite with a spa bath and double vanities.

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FOR SALE

SOLD | By Kim Liew

AGENTS

Kim Liew

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AGENCY

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

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

At the rear, three generously sized bedrooms with built-in robes are serviced by a separate activity zone, ideal for a family. A sun drenched study at the front of the home offers peaceful views of the greenery, with the flexibility to serve as a guest bedroom.

The entertainment continues with a climate controlled wine cellar and bar, leading out to an undercover alfresco area complete with a fully equipped outdoor kitchen featuring a 5-burner BBQ and wok burner. This resort style home has a sparkling salt water pool and a Bali themed cabana.

This home seamlessly blends luxurious living with practical, intelligent design for an effortless lifestyle. It is more than a home, it is an idyllic paradise designed for grand entertaining and intimate family living. With over 300sqm of internal living space and every conceivable luxury, this is a once in a lifetime opportunity to secure one of Rivervale's finest properties.

FEATURES AND BENEFITS

Lifestyle & Entertainment

- Seamless Indoor/Outdoor Flow: A built-in bar and a climate controlled wine cellar create the ultimate environment for sophisticated entertaining
- " Resort Style Outdoor Oasis: Enjoy an in ground saltwater pool, a Bali themed cabana, and an integrated sound system that extends to the alfresco area —perfect for hosting or private relaxation
- Integrated Sound System: Built-in speakers throughout the home and outdoors allow you to set the perfect ambiance for any occasion, from a quiet evening to a grand party

Comfort & Living

- Year Round Climate Control: Ducted reverse cycle air conditioning and Themosealed batts insulation ensure perfect temperature in every season, enhancing comfort and reducing energy costs
- Elegant & Durable Finishes: Beautiful NSW Blackbutt timber flooring in the entrance hallway/kitchen/dining, complemented by Cairo steps cornice and skirtings, LED recessed and designer lightings, provides a timeless and sophisticated aesthetic that is built to last
- Spacious Master Retreat: The master suite offers a true sanctuary with heated towel rails in the ensuite for a touch of luxury, ensuring comfort from the moment you step out of the shower

Practicality & Efficiency

- Abundant Storage Solutions: Extensive built-in cupboards, a fully fitted laundry with a walk in linen closet, attic storage with ladder access, and a remote double garage with a separate workshop/storage space mean everything has its place
- Modern Connectivity & Security: Enjoy high speed NBN connectivity and peace of mind with a security alarm system
- Eco Conscious & Low Maintenance: A 6.6KW solar panel system with a 5KW Fronius Primo inverter significantly reduces running costs, while automatic reticulation keeps the gardens pristine with minimal effort

INVESTOR INFORMATION

Forecast rent return \$1,000.00 —\$1,100.00 per week.

RATES

- Council Rates \$2,703.14 FY25/26
- Water Rates \$1,678.57 FY24/25

LOCATION

Nestled in a quiet pocket of Rivervale, this home offers an unparalleled balance of serene living and metropolitan convenience. You are perfectly positioned to access the very best Perth has to

offer.

Prime Connectivity & Lifestyle:

- Effortless Commuting: Enjoy a quick and easy journey to the Perth CBD, Crown Perth, and the Swan River. Perth Airport and the world-class Optus Stadium are also just moments away, making travel and entertainment a breeze
- Shopping & Amenities: The Belmont Forum Shopping Centre is close by for everyday essentials, while a selection of local parks provides beautiful green spaces for recreation and relaxation

School & Education:

- This property falls within the catchment zones for both Rivervale Primary School and Belmont City College

CONTACT

Represented by Kim Liew, to book your viewing, contact Kim directly, or text "4 Martin Avenue" to 0430 015 796 for further information.

MORE DETAILS

Property ID	5GCHFFB
Property Type	House
House Size	284 m2
Land Area	842 m2
Including	Ensuite Study Air Conditioning Ducted Cooling Ducted Heating Toilets (2) Alarm Pool Spa Dishwasher Outdoor Entertaining Built-in-Robes Fully Fenced Remote Garage Solar Panels Carpeted Close to Shops Close to Transport Pool Security System Window Treatments

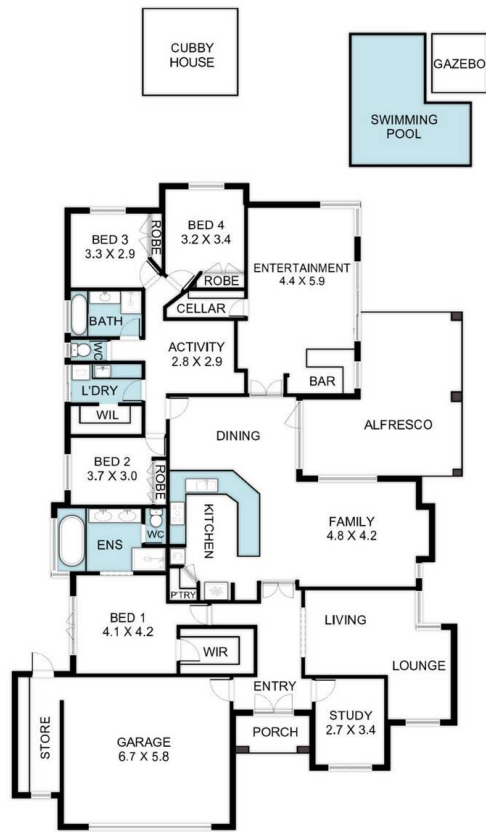
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4 Martin Ave, Rivervale WA 6103

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.