



49 Norwood Road, Rivervale

## Large family home located in top end Rivervale

Perfectly positioned in top end Rivervale location, this expansive five-bedroom, two-bathroom residence offers the ideal combination of space, comfort, and functionality for growing families. Thoughtfully designed with multiple living zones and generous proportions throughout, this home provides flexibility for both everyday living and entertaining.

At the heart of the home, the well-appointed kitchen overlooks the dining area and seamlessly connects to the surrounding living spaces, creating a welcoming hub for family gatherings. A dedicated theatre room offers the perfect setting for movie nights, while two separate living areas provide ample space for relaxation, work, or play.

The accommodation is equally impressive, featuring five generously sized bedrooms, including a spacious master suite complete with its own ensuite bathroom. The remaining bedrooms are serviced by a well-appointed family bathroom, ensuring comfort and convenience for the whole household.

Adding further appeal is the large garage, offering secure parking and additional storage options, while the home's versatile layout caters

5 2 2

**FOR SALE**  
From \$1,690,000

**VIEW**  
By Appointment

**AGENTS**  
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**AGENCY**  
LJ Hooker Applecross  
08 6268 0130

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Interested parties must rely solely on their own enquiries.

**LJ Hooker**

effortlessly to modern family lifestyles.

#### Features You'll Love:

- Five spacious bedrooms
- Two well-appointed bathrooms, with his and her vanity and extra large shower in the master bedroom ensuite
- Dedicated theatre room
- Two separate living areas
- Central dining area
- Functional family kitchen
- Large garage with ample storage
- Ideal layout for growing families
- Convenient Rivervale location close to schools, parks, shops and transport

#### Property features:

- 2 Split system R/C AC - located in the master bedroom and the other located in the family room
- Westinghouse gas stove
- LG Dishwasher
- Automatic reticulation
- Bose speaker system built into the outdoor entertaining area
- Everdure outdoor BBQ with built in fridge and sink
- CCTV System
- Alarm security system
- Large backyard
- Tiled feature wall accenting the outdoor BBQ area
- Quality Kenlow electric patio blinds
- 3kw solar panels

#### Location features:

- Top end Rivervale location
- Approx. 13 minutes to Perth CBD
- Approx. 6 minutes to Optus Stadium
- Approx. 13 minutes to Perth Domestic & International Airports
- Approx. 6 minutes to Belmont Forum
- Approx. 9 minutes to Vic Park cafe strip
- Approx. 5 minutes to Laika cafe and West Coast Headquarters and training grounds
- Lies within the catchment for Belmont City College
- Close to St Augustine's School and Rivervale Primary School

Offering exceptional space and versatility in a sought-after location, this is a fantastic opportunity to secure a substantial family home with room to grow and enjoy for years to come.

- Property is currently leased till the 26th September 2026 @ \$860 per week.

If you would like more information please contact Daniel on 0422 293 871 today.

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## MORE DETAILS

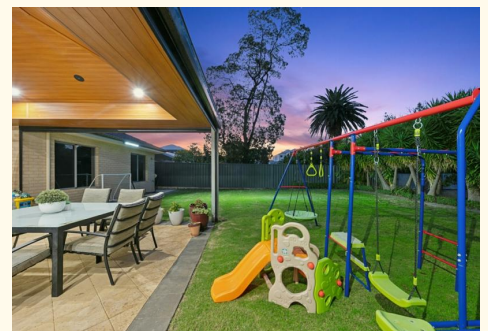
|               |             |
|---------------|-------------|
| Property ID   | 13AMHVX     |
| Property Type | House       |
| House Size    | 228 m2      |
| Land Area     | 683 m2      |
| Including     | Ensuite     |
|               | Toilets (2) |

**Daniel Lewis 0422 293 871**

Director, Licensee and Auctioneer |  
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ALL DIMENSIONS STATED ON THIS DRAWING  
RELATE TO BRICKWORK SETOUT ONLY. NO  
ALLOWANCE IS MADE FOR ADDITIONS OF  
PLASTER OR WALL FINISH WHERE THESE  
APPLY. CARE SHOULD BE TAKEN TO INCLUDE  
SUCH ALLOWANCE IN CALCULATION OF  
CLEARANCE REQUIRED FOR FUTURE FITTING

1. ROOF TO BE ANCHORED DOWN WITH HOOP 1/2" 6mm HOOP IRON STRAPS @ 12" BELOW WALL PLATE @ 150C'S. ATTACHED BY LUGS TO ANGLES OVER WINDOWS & OPENINGS.
2. INSTALL GROUNDWATER SLEEVE AS NOTED
3. 2 RAYS (OF SIZE 2 GALV. REB.) IN WORK MARKED S.X.
4. FULL LENGTH PER STRAPS TO ALL ATTACHED PIERIS
5. FULL LENGTH HOOP IRON STRAPS TO OPENINGS 2' 4in. WIDE AND GREATER
6. GALVANIZED HOLD DOWN RODS TO ATTACHED PIERS WITH BEAMS OVER ON PERIMETER WALLS

1. 450mm WIDE SHELF & RAIL. 1550mm HIGH TO BUILT IN ROOPS  
2. 450mm WIDE SHELF & RAIL. 1850mm HIGH TO WIRE  
3. 4 x 450mm WIDE SHELVES TO WALL NICH  
4. TOWEL RAIL. HEIGHT TO BE AS NOTED ON PLAN  
5. TOILET ROLL HOLDERS. TO BE FIXED 850mm ABOVE FL IN L2 & L3. OTHER ROOMS NOTED

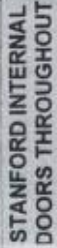
1. STEELWORK SHOWN ARE ESTIMATES.  
REFER TO SCHEDULE FOR CORRECT  
LOCATIONS AND REQUIREMENTS.  
2. NUMBER AND PLACING OF RWP/IS APPROX.  
AND GOVERNED BY ROOF STRUCTURE AND AT  
PLUMBERS DISCRETION.

**CONCRETOR NOTE:**  
25mm SETDOWN REQUIRED TO SAND PAD  
ON WET AREAS.

1. CEILING TO BE BUILT IN ROOMS AND  
TO BE 2100mm HIGH UNLESS  
OTHERWISE NOTED

2. EAVES 48"wide, WIDE UNID AND HOOKED  
UNLESS OTHERWISE NOTED

31c CEILINGS THROUGHOUT  
HOUSE. 28c CEILINGS TO  
GARAGE & PORCH.



05/05/11 NH  
NH  
06/07/11 JDC

ORN: NH  
DATE: 05/05/11  
SCALE: 1:100, 1:1  
11097 WHITE.gib  
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JOB NO: **11097**

1.25 KPA  
GAS

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