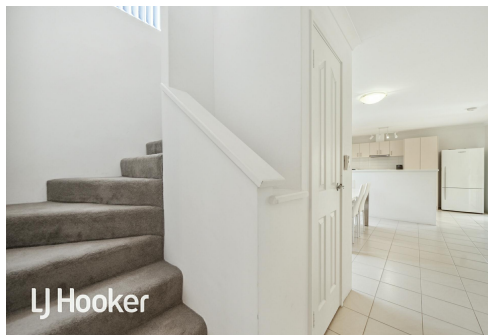




Rivervale, 5/34 Knutsford Avenue

Quietly Tucked Away in the Corner: A Gem of a Townhouse

We are delighted to present this impeccably maintained double-storey townhouse, built in 2009. Featuring 4 bedrooms, 2 bathrooms, and a double garage with no shared walls

Nestled in a small, exclusive group of just 8 homes, this property offers both privacy and superb location

*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//Yjl9LPspOP5S>

Tenanted Until 8 April 2025, with excellent tenants who are eager to stay. Their level of care and presentation is exceptional

4 2 2

For Sale
Offers

View
ljhooker.com.au/5F3WFFB

Contact
Michael Sheppard
0433 275 080
michael.sheppard@ljhvicpark.com.au

Diane Sheppard
0420 216 066
diane.sheppard@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

Downstairs Features:

- * Double garage with workshop space and direct access to the home through a shopper's entrance
- * Welcoming entrance hall with a bedroom/study to the left-perfect for a home office
- * Guest toilet and handbasin for your guests convenience
- * Open-plan living area encompassing the lounge, dining, and kitchen, which flows seamlessly to an undercover alfresco area. The space is serviced by a split system air conditioner
- * Modern kitchen with ample benchtop space, plenty of under-counter cupboards, and storage and dishwasher
- * Spacious laundry room with additional walk in storage cupboards and plenty of benchtop space
- * Fully tiled in the downstairs area for easy maintenance

Upstairs Features:

- * Carpeted stairwell leading to 3 bedrooms upstairs
- * Separate toilet at the top of the stairwell
- * Two generously sized bedrooms, both with built-in robes and ceiling fans
- * Family bathroom with a bath, shower and handbasin
- * Expansive master bedroom with an ensuite, featuring a shower, hand basin, and toilet. This room has its own split system air conditioning unit
- * All bedrooms upstairs are fully carpeted for comfort

This property offers a true lock-and-leave lifestyle with minimal maintenance required. Whether you're looking for an investment with great tenants or a future home, this townhouse is a standout opportunity.

Superb location, positioned, 7.6km to Perth CBD, 7.9km to Perth Airports, 400m to Rivervale Primary School, 3.4km to Burwood Casino, 4.5km to Optus Stadium, 3km to Ascot Racecourse and 1.9km to your local shopping centre Belmont Forum which offers an array of shops, restaurants, movie theatres, everything your heart desire's

Dimensions:

Ground floor - 118sqm

Outdoor 82sqm

Upstairs 69sqm - TOTAL 269sqm

CALL MICHAEL SHEPPARD ON 0433 275 080 - FOR ANY FURTHER INFORMATION

VIEWING BY HOME OPENS ONLY



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More About this Property

Property ID	5F3WFFB
Property Type	House
Including	Air Conditioning Toilets (3) Fully Fenced Close to Schools Close to Shops Close to Transport

Michael Sheppard 0433 275 080

Sales Consultant | michael.sheppard@ljhvicpark.com.au

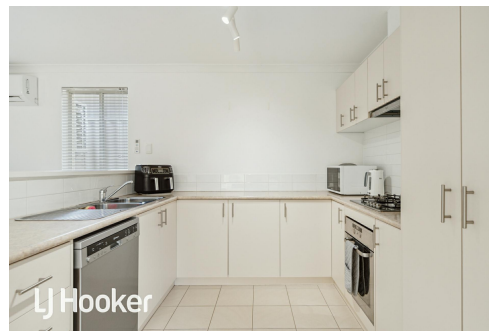
Diane Sheppard 0420 216 066

Real Estate and Business Agent | diane.sheppard@ljhvicpark.com.au

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