



19A Cleaver Terrace, Rivervale

## Spacious, Low-Maintenance Family Living in a Small Complex.

Positioned in a boutique complex of just four, this well-designed two-storey home offers a perfect balance of space, functionality and low-maintenance living. With street frontage, multiple living zones and a private outdoor entertaining area, it's an ideal opportunity for families, first home buyers or investors looking to secure a quality home in a convenient location.

Light-filled interiors flow effortlessly throughout, with a practical layout that separates living and accommodation across two levels. From the inviting front dining space to the upstairs master retreat with balcony access and city glimpses, this home is both comfortable and considered in its design.

### FEATURES

- Three well-sized bedrooms, all with built-in storage
- Two bathrooms plus additional powder room
- Light and bright front dining area with feature arch wall
- Well-appointed kitchen with ample storage and stainless-steel appliances

3  2  2 

### FOR SALE

Please Call

### AGENTS

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### AGENCY

LJ Hooker Subiaco

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 **LJ Hooker**

- Separate downstairs living/activity room
- Spacious upstairs master retreat with balcony and city glimpses
- Walk-in robe and additional study nook/sitting area to master
- Ducted air conditioning and ceiling fan to master bedroom
- Private paved alfresco area, ideal for entertaining
- Double carport
- Street-front position in a small complex of four

#### LOCATION

- 7km from Perth CBD
- Public transport into CBD and Airport
- Easy access onto Great Eastern Highway and Orrong Road
- Minutes away from Belmont Forum Shopping Centre and Belmont Oasis
- Crown Entertainment Complex
- Optus Stadium
- International and Domestic Airport
- Primary Schools - Rivervale Primary and St Augustine's Primary School

#### LEASE AGREEMENT

- Currently on a periodic tenancy @ \$600 per week
- Expected current market rental return @\$850 per week

#### TITLE DETAILS

- Lot 1 on SURVEY-STRATA PLAN 52889
- Volume 2663 Folio 186

#### OUTGOINGS

- Water Rates: \$1,168.18 p.a approx
- Council Rates: \$1956.10 p.a approx
- Strata Admin Fund: \$561p.q approx
- Strata Sinking Fund: \$51 p.q approx

If you would like to know more information or to inspect the property, please contact Mark Stanhope

#### DISCLAIMER

This information is provided for general information purposes only and is based on information supplied by third parties including the seller and relevant authorities. While believed to be accurate, interested parties should rely on their own enquiries.

## MORE DETAILS

Property ID 8EXHNF  
Property Type Townhouse  
House Size 164 m2  
Land Area 324 m2  
Including Air Conditioning  
Built-in-Robes  
Area Views  
Car Parking - Surface  
Carpeted  
Close to Schools  
Close to Shops  
Close to Transport

**Mark Stanhope 0417 088 467**

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