






50/8 Hawksburn Road, Rivervale

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Be surprised by the size!

Welcome to Unit 50/8 Hawksburn Road, Rivervale - Tribeca South

If space, style, and lifestyle top your wish list, then this exceptional apartment in the sought-after Tribeca South complex delivers it all - and more.

Set in the vibrant Springs precinct of Rivervale, this renovated residence is the largest 2-bedroom apartment in the entire complex, boasting an expansive layout and a lifestyle to match.

Step inside and be impressed by the stunning Blackbutt waterproof WPC hybrid plank flooring laid over premium acoustic underlay, delivering both luxury and practicality underfoot throughout the unit

- * 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/sEbuxfkcOweR>

Apartment features you will LOVE:

- This apartment is 1 of only 5 in the complex that is 25% larger than the average 2 x 2 apartments in the complex - 101sqm internal

FOR SALE
High \$600,000

AGENTS

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AGENCY

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

 **LJ Hooker**

- Spacious 101sqm, open-plan living that flows effortlessly onto a large 17sqm balcony - perfect for entertaining or relaxing, and enjoying the views.
- Beautiful kitchen with stone benchtops, abundant undercounter and above counter cupboards, island bench with double sink, dishwasher and premium Smeg appliances.
- The main bedroom is king-sized and then some, with an enormous walk-in robe running the full width of the room, new plantation shutters, plus a sleek ensuite featuring floor-to-ceiling tiling, frameless shower, and under-bench storage.
- The second bedroom is also generously proportioned and currently used as a second lounge, complete with built-in robes.
- Second bathroom with stone finishes, a separate toilet, and a European-style laundry
- Handy study nook tucked away for working from home or quiet reading with extra storage cupboards under the work benchtop
- Split system air conditioning in both the living area and main bedroom.
- New sheer curtains throughout offering elegance and privacy, plus block out blinds in the bedroom
- LED lighting throughout enhances the modern, fresh feel.
- Secure basement car bay with a private storeroom directly in front.

Complex Features:

- Elegant guest foyer and seating area to welcome you and your visitors.
- " Lap pool, fully equipped gym, BBQ area, and outdoor lounge zones —ideal for relaxing or socialising.
- Professionally maintained building offering a secure, lock-and-leave lifestyle.

Location Highlights:

Enjoy being within walking distance to the Swan River, Optus Stadium, Crown Casino, and Perth CBD - all while enjoying a peaceful riverside setting. Located in a dynamic growth corridor, Tribeca South is surrounded by modern developments, boutique hotels, and ongoing infrastructure improvements, making it a prime investment in both lifestyle and location.

Don't miss your chance to secure this one-of-a-kind, oversized apartment. The combination of space, style, and premium location truly sets it apart.

Contact us today to arrange your private viewing.

OUTGOINGS:

Shire rates: \$1,764.09 per annum
 Water rates: \$1,110.38 per annum 24/25
 Strata administration fee: \$1,103.30 per quarter
 Strata reserve fund fee: \$168.75 per quarter

APARTMENT DIMENSIONS:

Internal - 101sqm
Balcony - 17sqm
Carbay/store room - 18sqm
TOTAL - 136sqm

Location highlights:

- 135m to Cracknell Park
- 250m to Swan River
- 900m to Burswood train station
- 2km to Crown Casino
- 2.9km to Optus Stadium
- 4km to Belmont Forum Shopping Centre
- 6.3km to Perth CBD
- 10.9km to Perth International Airport

(All sizes, distances, or measurements are approximate)

Additional information:

For a private viewing, please contact Michael Sheppard at 0433 275 080

MORE DETAILS

Property ID 5G83FFB
Property Type Unit

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