

1/1 Rowe Avenue, Rivervale, WA 6103

Apartment For Sale

Monday, 20 May 2024



1/1 Rowe Avenue, Rivervale, WA 6103

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 48 m2

Type: Apartment



Kim Findlay
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Offers Invited above \$400,000

An apartment that feels more like a home with a HUGE 56sqm alfresco courtyard with direct access via your own pedestrian gate onto Riversdale Road. Welcome to the pinnacle of resort style living at "Arbour North" - Apartment 1 @ 1 Rowe Avenue Rivervale. We have a super stylish 1brm apartment with 48sqm of living space, it is the ultimate lock and leave buying option! Features at a glance:

- Constructed in 2015.
- Open plan kitchen/meals/living area with air-conditioning opening onto the huge alfresco courtyard.
- Kitchen with loads of cupboards incl pantry, stone benchtops, trendy glass splashbacks, dishwasher recess and stainless-steel cooking appliances.
- Master bedroom with sliding door robes, air-conditioning, direct ensuite access to bathroom and sliding door access onto courtyard alfresco area.
- Bathroom/laundry with large shower recess, wcs, vanity and laundry trough.
- Stunning courtyard alfresco area totalling 56sqm with significant area covered which overlooks the evergreen artificial turf area. Sunsets in this position will be very popular with friends and family whilst deciding where to spend the evening – the footy at Optus Stadium, a couple of beers and a feed at Blasta Brewery or maybe a flutter at the Crown Entertainment Complex ALL WALKING DISTANCE.
- Direct apartment access via fronting pedestrian gate or via secure intercom access – the choice is yours.
- Secure allocated parking bay
- Immerse yourself in the luxury of the complex exclusive amenities - take a dip in the sparkling swimming pool, enjoy a workout in the gym and/or sauna, entertain guests in style at "the clubhouse", or relax in the outdoor lounging areas. With a range of recreational options at your fingertips, every day will feel like a vacation!
- 48sqm living space
- 56sqm alfresco courtyard
- 14sqm allocated parking bay + 4sqm storage area
- TOTAL ALLOCATED APARTMENT SQM = 122SQM
- Currently rented at \$550 per week (fixed lease until 30th March 2025)
- Council Rates: \$ 1628.00 per annum
- Water Rates: \$1,011.41 per annum
- Strata Fees: \$863.08 quarterly (incl \$74.25 quarterly reserve fund)

An uber cool ground floor apartment with world class wining and dining options at your fingertips. Stay fit with a walk around the Swan River, what a way to start the day! Whatever you decide, this is a clear "buy now" option so do not delay in seeing this one before its gone! To book your inspection or for any further information contact the Rivervale property specialist Kim Findlay on 0404 461 174.