

**1/100 Fitzroy Road, Rivervale, WA 6103**



**Sold House**

Sunday, 20 August 2023

1/100 Fitzroy Road, Rivervale, WA 6103

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 329 m2**

**Type: House**



Andrew Huggins  
0892773555



Toby Huggins  
0892773555

**\$705,000**

Stunning 4-bedroom, 3-bathroom rear home located at 100 Fitzroy Road in Rivervale! Constructed in 2009, this house boasts a modern design and high-quality finishes throughout. The open-plan layout creates a seamless flow between the living, dining, and kitchen areas, perfect for entertaining guests or spending quality time with family. The property:

- Cream rendered brick & tile construction
- Well maintained leafy green complex of 3 townhouses
- Stainless steel downlights + feature lights
- Ducted reverse cycle air conditioning throughout
- Light filled open plan kitchen dining & lounge
- Modern kitchen with breakfast bar, stainless steel appliances, gas cooking + dishwasher recess
- Cream vertical blinds throughout
- Plenty of storage throughout including a walk in linen press
- Under stair storage
- LARGE master bedroom includes en-suite + walk in robe
- Inverter air conditioner to downstairs bedroom + semi ensuite bathroom
- Carpeted minor bedrooms with built-in robes
- Rear located laundry with side access to house + separate toilet
- Low maintenance paved private alfresco area
- Second enclosed paved courtyard with pull out clothesline
- Double lock up garage with plenty of room for extra storage + access to alfresco
- Rear townhouse with additional carbay
- RHEEM hot water system
- 329m<sup>2</sup> with 156m<sup>2</sup> of internal living
- No strata levies!

The location:

- 2 minutes to major roads including Freeway
- 1 minute to Kooyong Road shops
- Within the vicinity of Rivervale Primary, St Augustine's, Ursula Frayne + Belmont City College
- 7 kms to Perth CBD
- 2.5kms to Belmont Forum

A current tenant resides at the property until March 2024 at \$580.00 per week. Please click the 'Get In Touch' button to register your interest or to inspect, alternatively phone Toby or Andrew directly to discuss further.