

**1/457 Riverton Drive, Riverton, WA 6148**



**House For Sale**

Tuesday, 2 April 2024

1/457 Riverton Drive, Riverton, WA 6148

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 385 m2**

**Type: House**



Zac Addenbrooke

0892596999

**From \$1,089,000**

**ACCOMMODATION** Step into your dream lifestyle just moments from Riverton's tranquil riverfront walking paths and the trendy Lo Quay River Cafe - only a 5-minute stroll away! Set within the coveted Rossmoyne Senior High School Zone, and tucked away in an exclusive complex of just three homes, this street-front property is all about convenience without the hassle of strata fees - just a shared building insurance cost of around \$1,600 per year (approx.). Inside, soak up the sunshine in this light-filled double-storey abode with fresh new carpets throughout. With four spacious bedrooms, including a main bedroom featuring a walk-in robe, a balcony, and a spa-filled ensuite overlooking the garden, there's plenty of space for everyone. The open-plan kitchen, family, and dining offer a relaxed atmosphere, featuring ornate ceiling fans and access to the yard area. Plus, you'll love the three bathrooms, winding staircase with a classy hanging light, and ample storage space - including a cool spot under the stairs. Stay cool in summer with ducted evaporative air conditioning while enjoying the beautiful yard with fragrant frangipani trees and low-maintenance garden beds, all kept lush with automatic reticulation. This is the ideal Riverton retreat - don't miss out!

**FEATURES & BENEFITS**

- Set within the coveted Rossmoyne Senior High School Zone
- Ideal location set just meters down from the riverfront walking paths, and a 5-minute walk from the Lo Quay River Cafe
- Street front home in an exclusive complex of only 3
- No strata management fees; only shared building insurance of approx. \$1,600 per year
- Brand new carpets throughout
- Double-storey delight with neutral decor and an abundance of light throughout
- 4 x spacious bedrooms all with built-in robes
- Large main bedroom with walk-in robe, balcony, and spa-filled ensuite overlooking the garden
- Open plan kitchen, family and dining area with gas cooktop and Westinghouse appliances
- 3 x bathrooms; one downstairs, two upstairs plus a separate toilet
- Winding staircase with hanging feature light
- Plenty of linen and storage space, including a large space underneath the stairs
- Ducted evaporative air conditioning throughout, plus multiple systems in the main living, hallway, and main bedroom
- Beautiful yard with frangipani trees, low-maintenance garden beds and automatic reticulation
- Double lockup garage, plus one additional open car bay

**LOCATION** Nestled along the picturesque banks of the Canning River, Riverton offers a serene suburban lifestyle with a host of amenities at your fingertips. Surrounded by lush parks and scenic riverside trails, residents enjoy a peaceful ambience while still being close to the vibrant heart of Perth. Riverton boasts access to excellent schools, including the prestigious Rossmoyne Senior High School, with many homes in the suburb located within its sought-after catchment zone. For leisurely outings, residents can explore the nearby Lo Quay River Café, offering waterfront dining with stunning views. With its perfect blend of natural beauty, convenient amenities, and proximity to renowned educational institutions, Riverton presents an idyllic setting for families and individuals alike.

**CONTACT** Represented by Team Addenbrooke: For more information about this home, or to discuss your options, text '1/457 Riverton' to 0437 414 178 for your free digital brochure.