

**1/91 Fitzroy Road, Rivervale, WA 6103**

**Blackburne**

**Sold Villa**

Wednesday, 8 November 2023

1/91 Fitzroy Road, Rivervale, WA 6103

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Type: Villa**



Paige Garvey  
0894295777

**\$395,000**

Step into your dream home with this incredibly spacious 2-bedroom villa, boasting a vast courtyard and a stylish undercover patio area that's perfect for all your entertaining needs. Imagine the ultimate summer soirées in your fully enclosed backyard under the balmy night sky! This property is the epitome of convenience and low maintenance, featuring a beautifully landscaped garden. And here's the cherry on top – a movable gate behind the carport, designed to effortlessly stow away your beloved caravan or small boat. Inside, you'll revel in the bright and airy atmosphere, with a recently updated bathroom that adds a touch of modern elegance to your daily routine. But the perks don't stop there! You're just a stone's throw away from the heart of the City, a mere 6km from the Airport, and within 4.4km of Belmay Primary School. The bustling Belmont Forum, a mere 2.6km away, is your one-stop shop for supermarkets, retail therapy, and delightful cafes. Additionally, this gem of a property comes with the added bonus of wonderful tenants already in place until 23/07/24, paying \$500 per week – a hassle-free investment opportunity that returns nearly a 7% yield!

**Property Highlights:** A stunning villa in a prime location  
Open-concept living, dining, and kitchen space featuring top-notch appliances and easy-to-maintain flooring  
The spacious master bedroom comes with ample built-in robes  
Recently updated and oh-so-modern bathroom  
Second bedroom is thoughtfully separated for privacy  
A convenient separate laundry with direct outdoor access  
The movable gate from the carport to the backyard is a game-changer, especially if you have a caravan or small boat  
Keep your vehicle protected with the undercover carport  
Don't let this incredible opportunity slip through your fingers. Call us today to make this splendid villa your new forever home! Contact Paige Garvey for further information!

**DISCLAIMER:** The provided information is intended solely for general informational purposes, relying on details provided by the Seller, and is subject to change. No guarantee or assertion is given regarding its accuracy. Individuals are advised not to depend on this information and are encouraged to conduct their own independent inquiries.