

10 Mort Street, Rivervale, WA 6103

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Sold House

Friday, 25 August 2023

10 Mort Street, Rivervale, WA 6103

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 551 m2

Type: House



Brian Lynn

1300149116

Contact agent

Harcourts City Central together with Northbridge Sales & Leasing are proud to present 10 Mort Street, Rivervale for sale. For all enquiries and access, contact Jason on 0412 900 971 - jason@northbridgesales.com.au Immaculate and ready to move into right away, this impressive 4 bedroom 2 bathroom single-level home defines modern low-maintenance living and leaves absolutely nothing for you to do, other than to simply bring your belongings and move straight on in so you can enjoy its simple pleasures. The home is being sold as a complete package with furniture, whitegoods, linen, kitchenware and soft furnishings. What you see is what you get except for some items. The Sellers have prepared a detailed inventory of what is included in the sale. The home benefits from a large and versatile front home office that doubles as the 4th bedroom and has its own French-door access from the inside - plus a separate front access from the exterior for clients. Also at the front of the house is a generous formal lounge room with storage and both single and double French doors that exude peace and quiet. Another French door reveals the central hub of an open-plan kitchen with engineered benchtop, , step-in corner pantry meet an engineered bench top, top of the line appliances including a stainless-steel Schweigen range hood and a Fisher and Paykel stainless-steel double-drawer dishwasher. A generous family lounge area flows from the dining area to showcase the view to the garden and patio area. The pick of the bedrooms is a commodious master suite that comprises of a walk-in wardrobe and a fully-tiled ensuite bathroom - complete with a rain and hand held shower, a vanity, toilet and semi-ensuite access to and from the home office. The minor sleeping quarters are separate and are made up of a second bedroom and large third bedroom (both with built-in double robes), a contemporary main family bathroom with a separate bath and shower, a linen press and a separate second toilet off the laundry, where you can also access the exterior of the property for drying. Off the family room, you will find a pitched back patio that flawlessly offers covered year-round entertaining, within the privacy of your own landscaped gardens. The highlight under the alfresco is a fully-equipped outdoor kitchen that will more than keep your guests happy with its built-in mains-gas stainless-steel barbecue and wok-burner, hot and cold mains running water, sink, another engineered bench top, under-bench storage cupboards and spot-lights up above - controlled by dimmers inside the house. A trickling water feature at the rear helps set the garden mood, with a selection of citrus fruit trees at your disposal - lemons, limes (both Kaffir and Tahitian), oranges and mandarins amongst them. Completing the package is a secure remote-controlled double lock-up garage, with its own lock-up storeroom and internal shopper's entry via the office-come-fourth bedroom. Only footsteps away at the top of the street lie the lovely Wilson Park, community sporting facilities, a playground for the kids, the Rivervale Community Centre and the local shopping village (that includes an IGA supermarket and restaurants), with an abundance of schools - including St Augustine's Primary, Rivervale Primary, St Clare's and the Belmont City College, the local library and shire council, public transport and other lush neighbourhood parklands just minutes away in their own right. Don't forget about the property's very close proximity to our picturesque Swan River, the Perth CBD, medical facilities, Belmont Forum Shopping Centre, the Crown Towers, casino and entertainment precinct, our world-class Optus Stadium at Burswood next door, Belmont Park racecourse, the State Tennis Centre and even Matagarup Bridge, for easy access between the stadium and East Perth. The list goes on. FEATURES: • Renovations completed in April 2023 • Completely painted - both inside and out • High ceilings throughout • New 180mm-wide Rustic Blackbutt wooden floorboards • Ducted and zoned reverse-cycle air-conditioning, with feature linear grills (and an acoustic-wall setup outside to reduce noise for your neighbours) • CCTV security cameras for 24/7 monitoring and surveillance • Security-alarm system to all windows, doors and internal PIR detectors and sounders • Electric security window roller shutters • Two outdoor ceiling fans and an outdoor gas heater to the back patio area • Manual side louvers for protection from the elements, when under the alfresco • Data Distribution Cabinet installed - and includes data-outlet, television-outlet and CCTV-camera services (all cables CAT-6) • LED lighting throughout • Ample power points throughout • NBN internet connectivity - fibre direct to house • Feature ceiling cornices and skirting boards • Front and rear security lighting • Security doors • Gas storage hot-water system • New white Colorbond roof, boasting 500mm Anticon insulation - as well as pink insulation batts to the ceiling space (meaning the house is double-insulated) • Garden lighting to water feature and surrounding garden includes remote-controlled LED strip lighting and up-lighters • Fully-reticulated garden areas • Rear garden shed • Side access • Full set of Service drawings (as constructed) available showing lighting, power, data, HVAC, reticulation + others • 551sqm (approx.) block size • Fully Furnished and Equipped - Comprehensive inventory available upon request. • Property could achieve \$950-\$1,050 per week in rent (furnished) in the current rental market City of Belmont Rates FY23: \$1,832.96 p/a

(approx)Water Corp service charges FY23: \$1,323 p/a (approx)DISCLAIMER: The content in this real estate advertisement is provided for general information purposes only and should not be relied upon as accurate or complete. While we strive to ensure that all information provided is correct and up-to-date, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, suitability, or availability of the information, products, services, or related graphics contained in this advertisement. Any reliance you place on such information is therefore strictly at your own risk.