

**12/15 Sydenham Street, Rivervale, WA 6103**



**Unit For Sale**

Thursday, 7 December 2023

12/15 Sydenham Street, Rivervale, WA 6103

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Unit**



Michael Sheppard  
0894737777



Diane Sheppard  
0894737777

## Mid - High \$500,000

Nestled discreetly at the rear of the complex, this impeccable 3-bedroom, 2-bathroom townhouse with a double garage (storage in front) is a haven of secure and secluded living within the tidy confines of a gated community. Welcome to 12/15 Sydenham Street, Rivervale a residence that embodies perfection on multiple levels. This refined survey strata townhouse, situated in a tranquil cul-de-sac, has undergone an amazing refreshing transformation and is primed for a new owner seeking a secure lifestyle with remarkably low levies-making it an opportunity that won't linger for long. Noteworthy Features: \* Constructed in 2008 \* Timeless neutral hues grace the interior

**Ground Floor:** \* Double garage with a convenient storage area at the front, featuring a shopper's entrance directly into the home \* Open-plan lounge, dining, and kitchen area that extends to a paved, undercover alfresco space \* Well-appointed kitchen with an island benchtop, stainless steel appliances, gas cooktop, and electric oven \* Separate laundry room with generous benchtop space, below-counter cupboards, and a guest-friendly toilet \* Storage room including flooring under stairwell \* Gas bayonet for heating

**First Floor:** \* Family lounge area atop the stairwell \* Spacious primary bedroom with an ensuite and walk in robe \* Two additional north facing bedrooms, each with their own robes

**Additional Features:** \* Upstairs boasts evaporative cooling \* Back patio and garden fully enclosed with side gate access - recently mulched \* Secure gated complex \* Meticulously maintained gardens and common areas enhance the overall appeal of this complex

Strategically positioned in the heart of Rivervale, this townhouse is a model of convenience. Proximity to public transport, shops, schools, Crown Casino, and Optus Stadium, coupled with easy access to Perth Airport, makes it an ideal choice for FIFO families. It's not just perfect-it's perfection realized on every level.

Council Rates PA: \$1,803.41 Water Rates PA: \$1,144.36 Levies PQ: \$330.00 + Reserve \$44.00