

13 Menzies Street, Rivervale, WA 6103



House For Sale

Tuesday, 30 April 2024

13 Menzies Street, Rivervale, WA 6103

Bedrooms: 3

Bathrooms: 2

Parkings: 4

Area: 341 m2

Type: House



Andrew Huggins
0892773555



Toby Huggins
0892773555

From \$799,000

If you long for a home of your own, make that dream come true in this very well-maintained 3 bedroom, 2 bathroom street front home ... the epitome of modern living and convenience! Be the first to inspect this property as its broad appeal is equally suited to families and the astute investor. With an ultra convenient location in the heart of Rivervale, this property is primed for those who want to be close to everything. You are within a short distance of Belmont Forum, schools, local shops, cafes, restaurants and public transportation is easily accessible. All main roads are a hop, skip & jump away - giving you access to all that Perth offers including the Perth Airport, Swan River + Burswood Entertainment Complex. The property:

- Grey rendered brick constructed home
- Built in 2006
- Three bedrooms, two bathrooms, two living spaces
- Street front with private driveway
- Reticulated lawns + easy care turf to front of home
- Shoppers entrance
- Neutral & modern design with quality fixtures throughout
- Security alarm
- Surface mounted downlights
- Venetian blinds & roll down blinds
- Easy care tiling throughout with carpets to bedrooms + living space
- Light filled open plan kitchen, dining & lounge with FUJITSU inverter air conditioner
- Centrally appointed kitchen with quality WESTINGHOUSE stainless steel appliances, four burner gas cooktop, dishwasher, abundance of storage throughout, walk in pantry, double sink with goose neck tapware + filter tap
- Second living space
- LARGE main bedroom includes FUJITSU inverter air conditioner, double built in robes + direct access to patio
- Minor bedrooms include built in robes + reverse cycle air conditioners
- Fully tiled low maintenance bathroom includes bath
- Separate toilet with basin to exterior
- Laundry with storage + access to side of home
- Double door linen cupboard to passage
- HUGE gabled patio with timber feature paneling
- Easy care turf to rear/side of home
- Gated side access to property
- Double garage with lockable door access to side of home
- Additional parking to front
- Security screen doors
- Solar hot water system
- Colourbond fencing

Invest or nest - this property is perfect to enjoy yourself or to find the perfect tenant, with an estimated rental return of \$750.00 - \$770.00 per week. Please click the 'Get In Touch' button to register your interest or alternatively phone Toby or Andrew directly to discuss further.