

# 135 Roberts Road, Rivervale, WA 6103

ACTON

belle  
PROPERTY

## House For Sale

Tuesday, 7 May 2024

135 Roberts Road, Rivervale, WA 6103

**Bedrooms: 3**

**Bathrooms: 1**

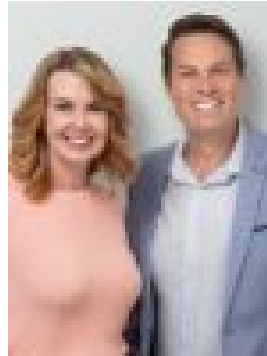
**Parkings: 2**

**Area: 322 m2**

**Type: House**



Celeste Vasile  
0894742088



Kym and Shane Vasile  
0894742088

## EOI

Genuinely spacious and immaculately maintained, this gorgeous 3 bedroom GREEN TITLE property has all the features that both owner occupiers and tenants look for in a home. Offering a convenient location, nearby to local shops, schools and public transport options, the property might just tick all your boxes. For investors, the current A-Grade tenants would love to stay on past the end of their lease in November 2024, which is currently returning \$560/week. What's To Love Inside? • Generous formal living area. • Open plan kitchen - living - dining. • Well equipped kitchen with gas cooking, ample bench space and plenty of cupboard space. • Large master bedroom with built in robes. • 2 Good sized minor bedrooms, both with built in robes. • Split system air-conditioning to ALL bedrooms and living area. • Tidy central bathroom with separate shower and bathtub. • Renovated, functional laundry with direct access to utility area. • Separate toilet. What's To Love Outside? • Beautiful decked alfresco space under patio. • Easy care gardens with fruiting mandarin tree and grape vine. • Enclosed single carport plus additional off street parking. • Large Colorbond shed. Bonuses To Love? • 322sqm GREEN TITLE lot. • Currently leased to fantastic tenants until 03/11/2024 • Rental Potential \$640/week - possibly more in this heated market! • NBN Fibre to the premise What's To Love About The Location? • Just 6km to Perth CBD • Short walk to Rivervale Primary • 2km to Belmont forum • 10 Minutes drive to Perth Airport • Public transport on your door step • Several parks and playgrounds within walking distance • Nearby to both the crown entertainment complex and Optus Stadium Rates and Fees? Council Rates: \$1705.85 per year Water Rates: \$1195.03 per year Contact Kym, Shane or Celeste for an appointment to view this home, before its gone!