

**136A Surrey Road, Rivervale, WA 6103**



**Sold House**

Wednesday, 8 November 2023

136A Surrey Road, Rivervale, WA 6103

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Area: 585 m2**

**Type: House**



Andrew Huggins  
0892773555



Toby Huggins  
0892773555

**\$730,000**

Welcome to 136A Surrey Road, Rivervale with all that + more. Home is where the heart is & that's what you will find here! Step inside the freshly painted interior & discover an abundance of space & an enviable backyard full of lush lawns & gardens including an array of fruiting trees. Just perfect for spending your Sundays pottering around in the garden shed or running around the yard with the kids & your dog. Sit back & relax in the alfresco overlooking it all. This home will be SOLD before you know it... get in quick to secure this very affordable four bedroom, two bathroom home before it's too late!! The property:

- Brick & tile construction, built in 1995
- Neutral & modern design throughout
- Surface mounted downlights + glass oyster light fixtures
- Ducted COOL BREEZE air conditioning
- Light filled open plan kitchen, dining & lounge
- VENETIAN blinds
- Gas bayonet
- Second living space to front of home
- Centrally appointed kitchen with breakfast bar, stainless steel appliances, plenty of storage + bench space
- Master bedrooms includes walk-in robe + ensuite
- Main bathroom includes shower + bath, separate toilet off laundry
- Carpeted minor bedrooms are a good size and include open robes
- Laundry with access to side/rear of home
- Security screen doors + windows
- HUGE enclosed backyard with reticulated established lawns & gardens including mango, lime, mulberry, fejoa trees + rosemary bush
- Undercover paved alfresco areas
- x2 garden sheds
- Side gated access + access to yard via carport
- Single carport with parking for 2 tandem cars
- VULCAN gas hot water system

585m<sup>2</sup> The location:

- 2 minutes to major roads including freeway + Kooyong Road shops
- Within the vicinity of Rivervale Primary, St Augustine's, Ursula Frayne + Belmont City College
- 5.5 kms to Perth CBD + Perth Airport
- 2.5kms to Belmont Forum

Invest or nest - this property is perfect to enjoy yourself or to find the perfect tenant, with an estimated rental return of \$640 - 650.00 per week. Please click the 'Get In Touch' button to register your interest or to inspect, alternatively phone Toby or Andrew directly to discuss further.