

140 Kooyong Road, Rivervale, WA 6103

THE AGENCY

Sold House

Friday, 26 January 2024

140 Kooyong Road, Rivervale, WA 6103

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 688 m2

Type: House



Michael Keil
1300243629

\$645,000

Capitalize on opportunity with this fantastic residence nestled in a prime pocket in Rivervale. The property offers a comfortable two bedroom home that has been renovated and will be fantastic to rent out while you plan your dream home or astute investment. Perfectly positioned with easy access to great schools, the Perth CBD and renowned amenities, a wonderful lifestyle awaits! Set on leafy Kooyong Road, you'll notice the charming cottage style facade of this home. A sweeping front porch gives way to a gallery-style entrance. Two spacious bedrooms allow ample space for all residents. The well-sized living room is complete with a split system air conditioning unit. The kitchen has been renovated with premium stone benchtops, generous amounts of cabinetry and bench space and a separate scullery. The bathroom has also been renovated. Transitioning outdoors, you'll notice the abundance of space on offer here. The home is currently rented out until December 2024 to a fantastic tenant so this home will likely suit an investor or an owner occupier who can wait this period. This is an exceptional investment and one you won't want to miss out on. Contact Michael Keil today to register your interest!

Property features: **Currently tenanted until December 2024 to a wonderful tenant** **688 SQM block** **Zoned R20/40 with a 15.25m frontage** **Front porch** **Two well sized bedrooms, once connecting to a separate sitting area** **Spacious living room** **Split system air conditioning** **Ceiling fans** **Renovated kitchen with wrap around stone bench, overhead cabinetry, tile splashback, modern appliances and a scullery area** **Renovated bathroom with vanity, shower and WC** **Large backyard with mature trees** **Laundry** **Single garage** **Excellent long term tenant** **Water Rates: \$977.05 pa** **Council Rates: \$1,359.14 pa** **Currently tenanted until 16/12/2024 at \$450 pw**

Location Features: **Easy access to Perth City, Optus Stadium and Crown Entertainment Precinct** **Close to public transport** **Just footsteps from St Augustine's Primary School and Rivervale Primary School** **Only a short stroll from the edge of the Swan River**

Expressions of Interest Close 31 January 2024 at 7.30pm (unless sold prior).

Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.