

**144A Armadale Road, Rivervale, WA 6103**



**Sold House**

Wednesday, 10 January 2024

144A Armadale Road, Rivervale, WA 6103

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 409 m2**

**Type: House**



Andrew Huggins  
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Toby Huggins  
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**\$895,000**

If you're looking for that special place to call home, this is it! A property lovingly cared for by its owners and guaranteed to impress with its natural light filled spaces, modern design, ducted reverse cycle air conditioning, hardwood timber flooring, high-quality finishes & tranquil, leafy green exteriors. Comfort + convenience for its lucky new owners, this stunning 4 bedroom, 2 bathroom home has been meticulously maintained and is in excellent condition.... making it the perfect place to call home. The ultimate abode!

The property:

- Red brick & tile construction
- Built in 2011 by WA reputable builder
- Wide timber decked portico with double timber door entrance
- Neutral & modern design with quality fixtures
- PANASONIC ducted reverse cycle zoned air conditioning
- High ceilings throughout
- Feature lighting throughout including stunning chandelier fixtures
- Hardwood JARRAH flooring - rare & sought after wide board hardwood
- Light filled open plan kitchen, dining & living area with separate lounge/entertainment room
- Living area includes double door access direct to decked alfresco
- Lounge/entertainment room has stunning timber French doors
- Abundance of storage throughout
- Timber Venetian blinds
- Spacious kitchen with U shaped breakfast bar, WESTINGHOUSE stainless steel appliances, five burner cooktop, x2 FISHER N PAYKEL dishwasher draws, double sink, microwave recess, built in pantry, large fridge recess, stone benchtops, plenty of storage cupboards including overheads
- LARGE KING sized master wing bedroom includes wide entrance area with built in robe adjoining bedroom, walk in robe, private alfresco, bathroom with bath + separate toilet
- Large/spacious queen size bedrooms 2-4, with built-in study/computer desks and bookshelves for bed 2& 3
- Bedroom 4 has a walk in robe, 2 & 3 include mirrored built in robes
- Easy care crisp main bathroom
- Laundry with access to rear of home, toilet adjoining
- Undercover decked alfresco area overlooks lush green gardens
- Double garage with additional parking to front
- Security gate access
- Reticulated established gardens including a grape & passionfruit vine
- RHEEM hot water system
- 409m<sup>2</sup>
- Survey strata block - NO STRATA LEVIES!!

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
- 2.5kms to Belmont Forum
- 5.5 kms to Perth CBD + Perth Airport

Invest or nest - this property is perfect to enjoy yourself or to find the perfect tenant, with an estimated rental return of \$800.00 - \$850.00 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.