

154 Acton Avenue, Rivervale, WA 6103



House For Sale

Thursday, 1 February 2024

154 Acton Avenue, Rivervale, WA 6103

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 900 m2

Type: House



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HIGH \$900,000

This cherished 1953 build, spacious 5 bedroom 2 bathroom family residence sits on a rare 900sqm subdividable block and has been maintained by the same owner for 22 years. Eclectic, warm and inviting atmosphere greets you as you enter through the front door, with the original jarrah floorboards adding to its unique character. The single level layout of this spacious home is designed to provide privacy and individual living spaces for large families. It's a haven where you can truly relish coming home and enjoying the space and quiet living this lovely home offers. Enjoy what this large family home offers, knowing that the property's potential for subdivision and redevelopment awaits your future plans either now or into the future. Amazing tenants have enjoyed this home as if it was their own, and would love to stay on. The lease expires on 16 October 2024 with a rental of \$700 per week. This will allow you time to explore all your subdivision opportunities.

PROPERTY HIGHLIGHTS:

- * Prime Subdivision Opportunity: This substantial 900sqm level north facing block offers potential for subdivision, Zoned R20, with 19.07m street frontage
- ** Possible subdivision plan retaining current home (STCA) will be provided at the first home open
- * Timeless Design: This massive single level home features a timeless design, with a long driveway leading to a single remote enclosed tandem carport and ample front parking spaces for all those additional toys like caravans and trailers
- * Impressive Entry: A beautiful enclosed front verandah and lush garden welcomes you, ideal for sitting with a morning coffee and reading a book
- * The main lounge and entrance boasts a wood fireplace and the large north facing verandah extends from this space, offering a leafy outlook and serving as a perfect parents' retreat while the kids have their own family lounge area in the center of the home.
- * Private Wing: A separate wing of the home houses the main bedroom, second bedroom, study and bathroom which includes a newly renovated shower, toilet, and a spacious vanity
- * Elegant Dining: Enjoy formal dining in a separate area overlooking alfresco and expansive back garden.
- * Gourmet Kitchen: The kitchen offers a classic farm style/industrial vibe, with abundant storage cupboards and benchtop space for the avid chef. Gas cooktop and large oven.
- * Expansive Entertaining: A vast family room leads to an undercover alfresco dining area, creating a superb entertainment space. Built in bar area to entertain your guests
- * All-Weather Alfresco: The massive undercover alfresco dining area boasts privacy and tranquility, enabling year-round use, all surrounded by lush tropical gardens.
- * Granny flat: Another wing of the home (can work as a "granny flat"), and also includes 2nd bathroom with shower, bath and handbasin, plus separate toilet. This area has a spacious laundry room with direct access to backyard.

ADDITIONAL FEATURES:

- * Bore Reticulated Gardens: Maintain lush greenery with bore reticulated gardens.
- * Climate Control: Enjoy split system air conditioning in main bedroom, main lounge and family lounge, ceiling fans in select rooms, a wood fire place in the main lounge, and gas heating in the family lounge.
- * Elegant Character Finishes: Quality jarrah flooring in main bedroom, second bedroom, study/bd, passage, main lounge, kitchen and dining with carpeting in family lounge, bedroom 3 and bedroom 4.
- * Proximity: Walk to Rivervale primary School, with a manageable walk to Belmont Forum Shopping Centre.
- * Ample Parking: Benefit from numerous additional parking spaces at the front and side of the property that accesses back yard, perfect for accommodating various vehicles, including caravans and trailers.
- * Security and cooling: Two Remote roller shutters at front over main bedroom and study windows

Call Michael and Diane Sheppard on 0433 275 080 for further information

Shire Rates PA - \$1,647.31
Water Rates PA - \$1,190.68