

155 Acton Avenue, Rivervale, WA 6103

THE AGENCY

House For Sale

Saturday, 9 December 2023

155 Acton Avenue, Rivervale, WA 6103

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 372 m2

Type: House



Michael Keil
0412255838

Awaiting Price Guide

Come home to tranquil living with this gorgeously renovated cottage positioned in an excellent pocket of Rivervale. The home retains its original character with thoughtful updates throughout to facilitate comfortable family living. Nestled on a quiet street just moments from renowned schools, Belmont Forum and the city, you'll love the convenience on offer at 155 Acton! The elegant weatherboard facade of this abode creates a welcoming introduction from the street. The front decked porch has been recently added and presents a nice spot to relax and watch the kids play in the front lawned area. The open plan living and dining room is spacious and features a wood heater, allowing you to unwind after a long day. Transitioning from indoor to outdoor living, the owners have thoughtfully updated the side deck and alfresco area, culminating in great space to enjoy summer afternoons. The updated cottage kitchen is a rare marriage of original charm and modern functionality, with stylish Victorian-style black and white tiles, solid wood bench tops, and an induction cooktop. Three spacious bedrooms allow adequate space for a growing family. There is scope for the savvy buyer to renovate further, and add an additional bathroom to the large laundry space to the rear of the home. This is a true gem of a property, contact Michael Keil today to register your interest!

Property Features: Charming cottage facade Front lawned area New driveway Updated front decked area Foyer-style entry Open plan living and dining area Three well-sized bedrooms Cottage style kitchen with timber benchtops, black and white tiling, overhead cabinetry, pull-out pantry, soft close drawers and induction cooktop Spacious laundry at the rear New fencing New gutters Lockable front gate Freshly painted and restored weatherboard New ceilings with ceiling roses Split system air conditioning New shed Refurbished wood heater in main living area Ceiling fan in 2nd bedroom Reverse cycle air conditioner in 3rd bedroom Updated gates on both sides Foxtel FTN NBN Freshly painted throughout 372sqm Green Title block Council rates: \$1,359.14 per annum Water rates: \$977.05 per annum

Location Features: Quiet street with no thoroughfare Close to St Augustine's Primary School and Rivervale Primary School Easy access to the city Just moments from Optus Stadium and Crown Entertainment Precinct Close to public transport

Expressions of Interest closing Thursday 21 December 2023 at 7pm (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.