

**16/56 Riversdale Road, Rivervale, WA 6103**



**Sold Unit**

Monday, 14 August 2023

16/56 Riversdale Road, Rivervale, WA 6103

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Diane Sheppard  
0894737777

**\$300,000**

Expressions of Interest - Offers Closing on Tuesday, July 4, 2023, at 5 pm (Buyers guide - Offers over \$299,000) Renovated ground floor 2-bedroom apartment, boasting a stunning \$20k upgrade. This spacious abode offers the perfect opportunity for new owners to move in hassle-free and start enjoying their new space immediately. Nestled along the serene Swan River, adjacent to Cracknell Park with its charming children's playground and scenic bench seating overlooking the water, this property provides an idyllic and tranquil outdoor environment. Spend your leisurely afternoons reading a book while watching your children play, all within reach of your own home. For outdoor enthusiasts, a convenient pathway adjacent to the complex leads directly to a cycling path and picturesque walkways, as well as a fishing jetty for leisurely angling. Embrace the lock-and-leave lifestyle you've been longing for! This apartment also presents an excellent investment opportunity, with a projected rental income of \$425 per week. The renovations within the apartment include: \* Removal of a wall between the kitchen and lounge, creating a spacious open plan area with an engineered steel support feature. The blend of warehouse and modern features adds a touch of sophistication to tantalize your senses. \* Renovated kitchen with light-colored finishes, soft-closing cupboards and drawers, and an electric glass top stove. \* Upgraded bathroom featuring new floor tiles, a hand basin, and a vanity. \* Laminate plank flooring throughout, complemented by fresh wall and ceiling paint. Key features of the apartment: \* Open plan kitchen with ample cupboards, benchtops, and a large fridge space. The movable island bench provides flexibility for meals. \* Spacious lounge/kitchen/dining area that seamlessly flows onto a wooden decked patio \* Two generously sized bedrooms, with the main bedroom boasting mirrored robes. (2nd bedroom digitally displayed) \* Large main bathroom/combined laundry with a separate toilet. \* Neutral colours, with laminate plank flooring throughout, creating a warm and inviting ambiance. \* Kitchen/lounge areas equipped with an air conditioning unit \* Security doors at the front and back entrances, ensuring peace of mind. \* Dedicated secure parking bay with remote access, conveniently undercover. The apartment is also wheelchair-friendly, providing easy access. \* NBN connectivity for fast and reliable internet access. The well-managed strata complex offers secure gated parking and is ideally situated on the Swan River within the Springs redevelopment. Enjoy excellent freeway access and a cycleway leading to the city right at your doorstep. The apartment complex occupies a prime location between the city and the domestic and international airports, with close proximity to the Belmont Shopping Centre, which hosts a wide range of eateries, cinemas, and other retail establishments. Additionally, the nearby Eastgate shopping complex provides further shopping options and includes a gymnasium. This property is perfectly suited for investors, downsizers seeking a stair-free lifestyle, FIFO workers, lock-up-and-leave enthusiasts, and first-time buyers. Location highlights: \* 2km to Crown Casino \* 900 m to Burswood train station \* 2.9km to Optus Stadium \* 6.3km to Perth CBD \* 10.9km to Perth International Airport \* 4km to Belmont Forum (All sizes, distances, or measurements are approximate) Additional information: OUTGOINGS: Shire rates: \$1,265.62 per annum Water rates: \$820.70 per annum Strata administration fee: \$500 per quarter Strata reserve fund: \$100 per quarter For a private viewing, please contact Michael Sheppard at 0433 275 080