

**17/48 Riversdale Road, Rivervale, WA 6103**

**House For Sale**

Saturday, 4 May 2024

17/48 Riversdale Road, Rivervale, WA 6103

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 92 m2**

**Type: House**



Bo Xiong

0432104675

**From \$658,000**

Attention Investors! Don't miss out on this exceptional opportunity to add a prime investment property to your portfolio. Welcome to an unparalleled RIVERSIDE apartment, proudly presented by Listing Toolbox. This is your chance to secure a coveted RIVERFRONT apartment, poised to become a cornerstone of your long-term investment strategy. Nestled within the prestigious Parallel Riverfront landmark, this property promises not just a home, but a valuable asset in a coveted location. Spanning 91 sqm of living space, this parkside residence attracts top quality tenants seeking both luxury and functionality. The airy interiors, accentuated by extra high ceilings and full-height double glazing glass walls, offer stunning views of the river and park, ensuring a seamless blend of natural beauty and modern comfort. Key Features for Investors:

- Prime Riverside Location
- Expansive balconies with park and river views
- Quality curtains installed
- Built-in storage cabinet in the living room
- Full-height double glazing glass walls
- Elevated ceiling height
- Modern kitchen with stone bench
- Premium appliances (dishwasher and oven)
- Abundant storage space
- Fully ducted Daikin reverse cycle air conditioning
- Video Intercom system
- NBN box within the apartment
- European laundry
- Convenient access to allocated car bay
- Secure storage room (4sqm)
- Security and CCTV throughout common areas, including lifts
- Secured mailroom
- Welcoming and respectful community... and more.

As the building is designed and built for owner-occupiers, we have demonstrated a proven local record high in return for investors. Parallel offers a lifestyle second to none: residents will enjoy access to a range of amenities including an infinity pool, rejuvenating spa, well-equipped gym, outdoor BBQ-equipped lounge... the living experience that surpasses expectations ensuring high tenant satisfaction and strong rental returns. Conveniently located just meters from the Swan River and Cracknell Jetty, with easy access to local shops, transport, entertainment precincts, and educational institutions, this is an investment opportunity not to be missed. Approximate Distances: Swan River & Cracknell Jetty: 80 meters Local IGA & Shops: 600 meters Burswood Train Station: 850 meters Crown Entertainment Complex: 1.8 km Vic Park Cafe strip: 2.8 km Optus Stadium: 3.1 km Belmont Forum: 3.9 km Perth CBD: 4.8 km Curtin University: 6.4 km UWA: 10.2 km Perth Airport: 10.4 km Secure your stake in Parallel Riverfront today and capitalise on the burgeoning demand for premium riverside living. Contact our friendly Listing Toolbox agent, Bo, at 0432 104 675 for a private viewing and take action towards elevating your investment portfolio.