

173 Knutsford Avenue, Rivervale, WA 6103



Sold House

Saturday, 17 February 2024

173 Knutsford Avenue, Rivervale, WA 6103

Bedrooms: 3

Bathrooms: 1

Parkings: 5

Area: 774 m2

Type: House



Johnathon Bourke

0894437088

\$780,000

Unlock Unprecedented Potential in Rivervale's Prime Locale! Step into a world of opportunity with this expansive land parcel, positioned in the heart of the highly coveted Rivervale area. Priced at land value, this property stands as an unbeatable proposition for savvy investors and renovators alike.

Highlight Features:

- **Expansive 774sqm Land Parcel:** Situated in a prime Rivervale location.
- **1940s Charm Awaiting Revival:** Includes a character-filled 1940s 3x1 home in need of renovation, alongside a double garage and a versatile granny flat-adding layers of potential to the land's base value.
- **High-Density Development Zone:** The R20/50/100 zoning may lend itself to a range of possibilities, subject to council approval.
- **Double the Potential with Adjacent Property:** Seize the unique opportunity to acquire the neighbouring property at 175, which is also available for purchase to the buyer of 173, and amalgamate into a super site of 1,390sqm, enhancing any development prospects.
- **Enviably Location:** Enjoy proximity to Crown Casino/Towers, Optus Stadium, Ascot Racecourse, and Belmont Forum, blending tranquility with easy access to top-tier entertainment and shopping.

This property not only offers significant land value but also comes with the added benefit of existing structures, presenting a wealth of renovation or redevelopment possibilities. If amalgamated with the adjacent property, the possibilities are truly limitless, making this an unparalleled investment opportunity in Rivervale.

Act Now: Photos, inspections, and home opens are on the horizon towards the end of this month, if not sold prior. With high demand and interest already peaking, now is the time to make your move. Don't let this once-in-a-lifetime opportunity slip through your fingers. Contact Johnathon today for more information and to explore the full potential of this remarkable offering. Being sold at land value only, as-is, where-is. Transform this prime Rivervale land into your next success story!