

**173 Sydenham Street, Rivervale, WA 6103**

THE AGENCY

**Sold House**

Tuesday, 2 April 2024

173 Sydenham Street, Rivervale, WA 6103

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 2**

**Area: 511 m2**

**Type: House**



Ross Kretschmar  
0418907515

**\$755,000**

Character lovers welcome to your dream home nestled in the heart of convenience. This charmer offers four bedrooms, one bathroom, two WCS's and located only 300 metres from the bustling Belmont Forum Shopping Centre. 1. PRIME LOCATION: Indulge in a plethora of retail therapy, dining options, entertainment just moments from your doorstep. Sunday morning car park markets and swap meets all while enjoying your fav coffee or chilling with the kids. Movies, Taverns, Multi cultural markets are in this precinct as part of what is called Belmont Village. 2. EDUCATION HUB: Less than 800 metres away is the Belmont City College, Cloverdale Primary, Cloverdale Education Support Centre which caters for children with special needs. In the next suburb Kewdale, is the Islamic College primary and secondary school. 3. REDEVELOPMENT POTENTIAL: This 1956 character home sits on a 511sqm R20/50/100 zoned block, Townhouses or Apartments. 4. FUN & FITNESS: 600 metres away is the large Faulkner Park which consists of tranquil parkland, the safely enclosed Volcano playground for children. The council often put on community events within the parkland. This area is also where the Oasis Leisure Centre is located, offering three swimming pools, large gymnasium, spa and sauna, basketball courts and many fitness classes for all ages like pilates/yoga. 5. THE HOME: Built strong in 1956 with limestone foundations, timber floorboards, double brick walls, tile roof. They say a picture is worth a thousand words yet let me highlight some items. Behind the white picket fence the lawns and gardens are reticulated. Portico leads to the inviting entry hall, Three large bedrooms and a single, Airconditioned, lead light windows, 9ft high ceilings, solar hot water system, combination of window security screens, security doors to front and rear plus security alarm system. The well appointed kitchen has ample bench-space, overhead cupboards, stainless steel smeg oven, cook-top with exhaust canopy, stainless dishwasher. The large 44sqm covered outdoor area is private and a joy to spend time in, with or without guests. This is a somewhat seldom opportunity to secure a character charmer positioned on a R20/50/100 zoned block in a prime Rivervale location. Whether you are an occupier looking to build cherished memories with loved ones or an investor wanting to stake your claim, act fast as these types of properties are rare in this area. The property is being marketed through the OPENN OFFER platform & may be sold at any time. 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.