

**2/4 Rivett Way, Brentwood, WA 6153**

**NEXT MOVE**

**Villa For Sale**

Thursday, 18 April 2024

2/4 Rivett Way, Brentwood, WA 6153

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: Villa**



Michael Allen  
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## Under Offer - More homes needed

ANOTHER PROPERTY UNDER OFFER BY MICHAEL ALLEN, YOUR BRENTWOOD SPECIALIST. UNDER OFFER IN 2 DAYS, MULTIPLE OFFERS RECEIVED ACHIEVING OVER 100% OF THE ADVERTISED PRICE. MORE PROPERTIES URGENTLY NEEDED FOR WAITING BUYERS ARE YOU THINKING OF SELLING? CALL MICHAEL ALLEN TODAY FOR A NO-OBLIGATION FREE MARKET APPRAISAL OF YOUR PROPERTY. Modern Living, Envable Location This stunning villa offers comfortable and stylish living in a highly sought-after location. With 3 bedrooms, 1 bathroom, and 2 living areas, this property is perfect for families or those looking for a modernised and spacious home with Ric Vosper Reserve and playground just steps away. This property allows you to leave the car at home, creating an enviable and relaxing lifestyle. Walk to the River, walk to Bull Creek train station (access to Perth CBD in 10 minutes), walk around Booragoon Lake, walk to local shops, restaurants, schools, parks, and cafes. This is a great buying opportunity for a first home buyer, investor, or downsizer! Step inside and be greeted by the light-filled living areas, providing a warm and inviting atmosphere. The front lounge room creates an inviting space to enjoy for the whole family. Whilst the open plan living seamlessly connects the dining and kitchen areas, providing the perfect space for entertaining. The well-equipped kitchen comes complete with overhead cupboards, breakfast bar, combined oven/cooktop, and tranquil backyard vistas. The bedrooms are generously sized with plush new carpet, plus brand-new modern curtains. The master bedroom is queen sized with a built-in robe and ceiling fan. The remaining two bedrooms are both doubles with 1 featuring a built-in robe. The bathroom is sleek and central to the bedrooms, with a separate toilet for added convenience. Outside, you'll find a private courtyard where you can relax and unwind under a large patio area. The low-maintenance gardens are perfect for those with a busy lifestyle, allowing you to spend more time enjoying your new home. In addition to this, the property boasts a carport space for your vehicle, and a storeroom. Located in both the Applecross and Rossmoyne senior high school zones, with Brentwood primary school the local for the younger kids. You also have the option of private schooling such as, All Saints College, Corpus Christi, and Kennedy College close by.

**F E A T U R E S**- Envable lifestyle location- Generous front lounge room- Combined kitchen / dining- Air conditioning- Fresh paint- Brand new carpets- Brand new curtains- Modern lighting- Queen master bedroom with ceiling fan, BIR- Two double sized minor bedrooms, 1xBIR- Gas point in the lounge room- Covered carport parking- Storeroom- Easy care gardens- Security screens and doors- Middle villa in a small triplex group- Size 172m<sup>2</sup> - Internal 70m<sup>2</sup>- Steps away from the park / playground- Dual Applecross / Rossmoyne SHS

**L O C A T I O N**- 15m to Ric Vosper Reserve and playground- 400m to Brentwood Primary School- 600m to Local Shops (Good Grocer, Bakery, Deli, Medical, Chemist, cafe, restaurant)- 650m to Booragoon Lake- 800m to Blue Gum Lake- 1.0km to Bull Creek Train Station- 1.1km to the Canning River - 1.2km to Karoonda Reserve- 2.2km to Westfield Booragoon- 10.2km to Fremantle Cafe Strip- 11.6km to Perth CBD

**U T G O I N G S** (approximately) Council \$1650 per year Water \$984 per year Strata \$1500 Per year Located in the desirable suburb of Brentwood, you'll have easy access to local amenities, schools, and public transport. The vibrant Perth CBD is just a short drive away, offering an array of shopping, dining, and entertainment options. Don't miss out on this incredible opportunity to make 2/4 Rivett Way your new home. Contact us today to arrange a private inspection and start living your dream lifestyle.