

**21 Vervain Way, Riverton, WA 6148**

**House For Sale**

Saturday, 18 May 2024



21 Vervain Way, Riverton, WA 6148

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 650 m2**

**Type: House**



Nikki Varga

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## OFFERS MID - HIGH \$1,000,000's

Nikki Varga is delighted to present to the market 21 Vervain Way, Riverton. With the Canning River directly opposite this grand 2 storey home, an opportunity like this is rare to come by. The river at your doorstep, Rusticos Gourmet Grocer only a stroll away, immaculate presentation throughout and featuring 4 bedrooms plus a study, 3 bathrooms, an abundance of storage space, freshly painted and new carpets throughout, Riverton Primary School and Rossmoyne Senior High School zones, this home is one to act fast on. **WHAT YOU WILL LOVE:-** 4 bedrooms, all double in size - 3 bathrooms, 4 toilets (3 inside the home and 1 in the workshop)- Main bedroom with ensuite, ceiling fan, reverse cycle air-conditioning unit and walk in robe- Bedrooms 2,3 and 4 with ceiling fans and built in robes- Study with beautiful French doors, could also be used as a 5th bedroom/formal dining room - Ground floor bathroom with separate shower and bath - Massive laundry with separate toilet and walk in linen press- Massive open plan kitchen/dining/living area with gas fireplace, reverse cycle air-conditioning unit, gas bayonet, and built in bar "Craig's Bar"- Kitchen with overhead cupboards, 900mm gas cook top and wall oven, dishwasher, fridge recess and pantry- Upstairs living room/parents retreat with direct access to the balcony overlooking Canning River, reverse cycle air-conditioning unit, gas bayonet, walk in robe/storage room and the 3rd bathroom- Storage spaces under the main stairs in addition to the attic storage area- Extra high double garage with built in shelves and shoppers entrance to the main home- Low maintenance extensive paved patio area with built in sink, outdoor shower, café blinds and pizza oven- Powered Workshop with built in shelves, double stainless-steel sink, and toilet - Automatic mains reticulation- Ducted vacuum system- Gas instant hot water system- Alarm system**WHAT YOU NEED TO KNOW:-** Solid brick and colorbond roof home built in 2003 on green title 650sqm block- Council rates: \$2,700 pa (approximately)- Water rates: \$1,600 pa (approximately)- Riverton Primary School and Rossmoyne Senior High School zones- Riverton Forum and Leisureplex only a short stroll awayFor further details, contact Nikki Varga today on 0419 956 944. Disclaimer: Whilst every care has been taken in the preparation of the marketing for this property, accuracy cannot be guaranteed. Prospective buyers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the Seller or the Seller's Agent and are expressly excluded from any contract.