

23 Jillian Street, Riverton, WA 6148

House For Sale

Monday, 18 March 2024

23 Jillian Street, Riverton, WA 6148

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 354 m2

Type: House



Mike P and Sandra D

From \$1,299,000

A location that comes very rarely, overlooking "Montes Park", proudly presented by your Local Exclusive agents "Team Mike P & Sandra D". This is Family Living at its Best whilst in the Rossmoyne High School Zone! Ready to move into (never mind the current building delays) Perfectly positioned in a tranquil location - a bright and functional large 2 storey family home, double brick and tile, quality built in 2006, in such a popular desired suburb offering 4 double bedrooms, 2 bathrooms, 2 toilets and 3 living areas, such a fantastic practical floor plan ensuring adequate space for all the family. Set on 354 m2 survey strata land. Cleverly designed for an effortless and low maintenance lifestyle. Simply superb! Imagine waking up to the nature sounds from the tree-lined Montes Park opposite, and enjoy the benefit of just a short walk to Riverton Primary School, Rustico Gourmet Grocer, or the picturesque Canning River, & Lo Quay River Café. Then with Riverton Forum, Leisureplex and Library so close too. Upon entering the property, you'll immediately be greeted by a sense of elegance and notice that it lives up to its expectations. On your walk through, you'll encounter the well-designed central kitchen & dining. Not only does it boast generous bench space and storage, but it also maintains a strong connection to both inside and outdoor living areas. This seamless layout ensures that whoever's cooking remains a part of the conversation and activity. You are sure to see yourself enjoying your morning coffee or unwinding after a long day, in the inviting tranquil outdoor alfresco area or out on the balcony where everyday can be a serene escape.

GROUND FLOOR:

- Double entrance doors with double security screen doors
- Open relaxing front TV/Lounge room
- Modern kitchen with granite benchtops, breakfast bar, dishwasher, gas cooktop, under bench oven, wall pantry, lots of storage cupboards and bonus walk in pantry
- Meals/dining area is adjacent to kitchen with direct access with security flywire sliding doors to and overlooking outdoors
- Open plan living area with wall mounted reverse cycle air conditioner. This area flows smoothly to large outdoor alfresco entertaining with glass sliding door & security flywire door
- 3 bedrooms with built in robes - 2 are double in size, the 3rd is slightly smaller
- Main bathroom with separate bath tub, large wall mirror, heat light, and glass shower cubicle
- Separate 2nd toilet
- Hallway linen cupboard
- Alfresco entertaining/bbq area with ceiling fan, downlighting, relaxing water feature & café blinds
- Quality neutral floor tiling in downstairs living (with exception of front TV room)
- Laundry with direct access out to drying area
- Security roller shutters to downstairs bedrooms

UPSTAIRS: - a perfect quiet parental retreat

- TV/Parents retreat/Study area overlooking Montes Park with access to balcony
- Balcony is generous size for those relaxing mornings or afternoons
- Large Master bedroom with ceiling fan, sliding glass door to balcony. Large walk-in robe and private ensuite with 2nd toilet, vanity, heat light and shower glass cubicle

EXTRA FEATURES:

- Double remote door garage with separate extra storage room
- Ducted evaporative air conditioning throughout, upstairs and downstairs
- Reticulated gardens using 3 station system
- Gas heating bayonets in 2 living areas
- Gas storage hot water system
- Full restoration of tiled roof, repaired ridge capping, full paint/seal

MORE INFORMATION ON COSTS:

- Survey-strata land 354 m2 (NO STRATA FEES)
- City of Canning \$2,334.95 approx pa
- Water Rates \$1,618.50 approx pa
- NO STRATA FEES APPLY

APPROXIMATE DISTANCES TO POPULAR DESTINATIONS:

- 450m Riverton Primary School
- 3.8 km Rossmoyne High School
- 900m Rustico Gourmet Grocer
- 900m SAM (Mathematics)
- 1km Canning River Reserve
- 1.2 Km Lo Quay River Café
- 1.2 km Riverton Forum Shopping
- 1.2 km Riverton Library/Leisureplex
- 6.3km Westfield Carousel Shopping

Encompassing the very best of Riverton living, this contemporary residence offers an unrivalled opportunity to experience the riverside lifestyle, and enjoy leisurely walks along the pathways or bike on the cycle paths, all in family friendly park environment and Rossmoyne High School zone. Don't miss your chance to own this wonderful home that effortlessly combines modern luxury living with outdoor entertaining. There is so much to love about this magnificent home, definitely a home where your family and friends will enjoy to be. A happy place to call home and for those who demand the finest in life, this is your chance to relax in your own private domain, and gaze out onto Montes Park and beyond.

Team Mike P & Sandra DM: 0402 012 855 S:0408 655 622

To view a virtual tour, click on the link below: <https://my.matterport.com/show/?m=CZEHxRBk9YU&help=1>