

26/66 Riversdale Road, Rivervale, WA 6103



Apartment For Sale

Thursday, 30 May 2024

26/66 Riversdale Road, Rivervale, WA 6103

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 63 m2

Type: Apartment



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Offers Low to Mid \$300,000's

Presenting a fantastic opportunity to add to your investment portfolio and/or move in and enjoy this peaceful, river front, north facing, apartment at the end of the tenant's lease (April 2025). Perched in an elevated location boasting views through the trees to the Swan River With original terracotta tiles and a functional layout, this apartment is ready to be transformed into your dream apartment. Enjoy the advantage of living on the waters edge, this apartment sits among the newly built large blocks in the Rivervale area, but stands out with it's idyllic position. With two 3 storey blocks built in the 1980's, this apartment sits amongst the front block and is positioned on the end with a private balcony offering views across the water. Experience the tranquility and serenity that comes with this unique vantage point. This second level apartment has space. A functional kitchen with an electric oven and electric cooktop. A dedicated dining area which separates the kitchen from the living area and flows freely to your private balcony. Step out onto your balcony and, with coffee in hand, watch the sun rise through the trees and reflect of the glistening river. The large sliding door allows natural light to flood in, creating a warm and inviting atmosphere throughout. The 2 bedrooms have easy access from the end of the entry hall, the master providing the largest space. The second bedroom has a dual use, a good sized bedroom, or perfect for a home office. Both bedrooms have hanging space. The combined bathroom and laundry area, designed with functionality in mind can be easily closed off. Whether you're an astute investor (Net ROI 5.02%), young professional, a couple, or someone looking for a peaceful retreat, don't miss out on this opportunity to own a 2 bedroom apartment with an elevated location, Swan river views, and a great location. With your personal touch, this property has the potential to become your dream apartment.

WHY YOU SHOULD PUT THIS ON YOUR MUST SEE LIST:

- Elevated position with tranquil views through trees to the Swan river
- Original terracotta tiles which add character and charm
- Functional kitchen
- 2 bedrooms, both with closet space
- Combined, spacious bathroom and laundry
- Reverse cycle air conditioning to the main living area
- Allocated parking near apartment
- Close to transport

LOCATIONS Situated in a prime location practically on the rivers edge, north facing with water glimpses through the thick shady trees providing peace and quiet and a serene outlook. You'll be in the perfect location to choose between either the Victoria Park strip or Crown Casino precinct for restaurants and recreational facilities. Commuting is a breeze with easy access to public transport and an allocated, undercover car bay means you always have somewhere to keep your car.

RENTAL RETURN Currently tenanted until April 2025 @ \$450 pw. Approx Net ROI 5.02%.

TITLE PARTICULARS: Year Built: 1981 Lot Size: 63 sqm (plus car bay 13 sqm) City of Belmont Council Rates: \$1,245.01 p/a approximately Water Service: \$820.70 p/a approximately Strata Levies: \$831.15 p/q (Admin: \$561.15 p/q + Reserve: \$270 p/q)

Ensure that you add this apartment to your inspection list or contact Angie Taylor of Edison Property 0417 946 056 or angie@edisonproperty.com.au for further information.