

**3/12 Salisbury Road, Rivervale, WA 6103**

**Sold Townhouse**

Tuesday, 14 November 2023

3/12 Salisbury Road, Rivervale, WA 6103

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 203 m2**

**Type: Townhouse**



Michael Keil  
0412255838

**\$601,000**

For sale by Openn Negotiation (flexible conditions online Auction). The Openn Negotiation is underway and the property can sell at any time. Contact Michael to become QUALIFIED/APPROVED and avoid disappointment. Open to all buyers, including finance buyers, subject to seller's approval. Embrace comfortable family living with this spacious three-bedroom, two-bathroom home located in an enviable pocket of Rivervale. Providing an excellent floor plan with multiple living areas and well sized rooms, this home ensures ample space for a growing family. Located in a whisper-quiet street with easy access to the city, Optus Stadium, great schools and renowned amenities, a fantastic lifestyle awaits! Upon entry, high ceiling and neutral tones create an immediate sense of relaxation. An informal lounge provides a separate living space ensuring ample space for all residents. The open plan kitchen, living and dining room connects to the outdoor alfresco area, providing an excellent setting for entertaining. A country-style kitchen with a wrap around bench and modern appliances offers all the space you could desire for meal preparation. The accommodation aspect is thoughtfully positioned on the top floor of the residence. A spacious master suite with robe and ensuite delivers a great parental retreat. Two well-sized secondary bedrooms, flanked by a primary bathroom will ensure that you have adequate space for your family. Property features: Foyer style entry Double garage with storeroom Informal living room upon entry Open plan kitchen, living, and dining room Gourmet kitchen with wrap around bench top, modern appliances including a brand new oven, breakfast bar, overhead cabinetry, gooseneck tap and tile splash back Study nook Split system air conditioning Spacious laundry Paved outdoor alfresco and manicured lawn and garden area Master suite with walk in robe and en-suite with vanity, ceiling fan, split system air conditioning, shower and WC Linen closet Powder room Two secondary bedrooms both with robes and ceiling fans Primary bathroom with shower, vanity and built in bath Low maintenance tiled flooring High ceilings Block Size: 203 sqm Water Rates: \$1,214.78 pa Council Rates: \$1,979.02 pa Strata Levies: \$600 pq Location Features: Easy access to the city Close to Optus Stadium and Crown Entertainment Precinct Just moments from renowned amenities Short commute to St Augustine's Primary School and Rivervale Primary School Close to public transport Final Bidding Stage/Auction Night 29 November 2023 at 7.00pm (unless sold prior). 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.