

**3/150 Belmont Avenue, Rivervale, WA 6103**



**Sold Unit**

Tuesday, 20 February 2024

3/150 Belmont Avenue, Rivervale, WA 6103

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 101 m2**

**Type: Unit**



Andrew Huggins

0892773555

**\$511,000**

Cosy, comfortable + convenient.... welcome to 3/150 Belmont Avenue, Rivervale... a light & bright delight. If you're looking for that special place to call home, this is it! Step inside & be captivated by the fresh look & feel of this 3 bedroom, 1 bathroom villa, guaranteed to impress with its natural light filled living spaces & inviting backyard all situated within an ultra convenient location in the heart of Rivervale. This home is primed for those who want to be close to everything. You are just a short walk to Belmont Forum, schools, local shops, cafes, restaurants and public transportation is easily accessible. All main roads are a hop, skip & jump away - giving you access to all that Perth offers including the Perth Airport, Swan River, Burswood Entertainment Complex. The property: • Brick & tile constructed home • Built in 1992 • Rear villa in group of 3 • Freshly painted throughout • Near new large charcoal feature tiles • Neutral & modern design • Vertical blinds throughout • Light filled open plan kitchen, dining & living with separate lounge • Reverse cycle air conditioner to living area + master bedroom • Centrally appointed kitchen with breakfast bar, CHEF stainless steel oven, gas cooktop, built in pantry, double sink with flick mixer tapware, skylight • LARGE main bedroom with walk in robe + semi Ensuite bathroom • Minor bedrooms include built in robes • Semi Ensuite bathroom includes bath with separate shower area • Laundry with access to rear of home • Toilet separate & adjacent to laundry • HUGE courtyard with fully turfed yard, established trees, timber paneled patio • Gated side access to property • Single carport with additional parking for 3 more cars • Lockable storeroom • THERMANN gas hot water system • NO STRATA LEVIES!! • NO COMMON INSURANCES!! The location: • Bus stop on Belmont Avenue • 650 meters to Belmont Forum Shopping Centre, Reading Cinemas, Restaurants & Cafe's • 3.5 km to Crown Casino • 4 km to Optus Stadium • 5 km to Costco, DFO + Perth Airport • 8.5 km to Perth CBD Invest or nest - this property is perfect to enjoy yourself or to find the perfect tenant, with an estimated rental return of \$550.00 - \$600.00 per week. Please click the 'Get In Touch' button to register your interest or to inspect, alternatively phone Toby or Andrew directly to discuss further