

3/2-8 Barry Street, Rivervale, WA 6103



Sold Unit

Thursday, 16 November 2023

3/2-8 Barry Street, Rivervale, WA 6103

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 82 m2

Type: Unit



Sim Singh

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Contact agent

It is my pleasure to invite you to view 3/2-8 Barry Street, an immaculate over 55's villa located in a small boutique group of 12. The current owners are relocating to begin a new chapter which has created this rare opportunity for the property to be sold. It is undoubtedly one of the best quality over 55's properties within the Rivervale (City of Belmont), and the best positioned within the group and stone throw away from Jack Ring Park. There is nothing else of this calibre on the market currently. The property has been well looked after and is move-in ready! With a lovely front facade and neat & tidy gardens. The open plan layout allows for a very distinct separation of the living and dining area, with the dining space still looking right into the kitchen creating a warm and homely feel. The kitchen itself is generously sized and features plenty of bench space, cupboard space with plenty of storage. The master bedroom is spacious with a built-in robe, a reverse cycle aircon. The additional bedroom. The main bathroom is huge and can also be accessed via the hallway. In its current condition, the bathroom is very well-kept and functional however certainly has the potential for additional storage to be built in later, if the future owner would like to utilise the extra space! The laundry is separate with direct access to the rear courtyard. The garden space on offer is very unique, with the low-maintenance rear garden wrapping almost all of the way around the property. The majority of the rear outdoor space has been concreted recently and features an undercover patio however also has a number of garden beds and plenty of space for pot plants - plenty of potential for someone who is keen on gardening but can also be kept low maintenance if preferred. The carport can be accessed from side access.

PROPERTY ASSETS:

- Open plan living and dining area, very well sized with space for a full dining table
- Huge semi-ensuite bathroom (accessible via the hallway)
- Spacious kitchen with large pantry and plenty of bench/cupboard space
- Built-in robe to master bedroom
- Reverse cycle aircons to the living area and Master bed room
- Large water tank
- Separate laundry with direct access to the rear garden
- Linen cupboard- Generous rear wrap-around garden with undercover patio
- Carport with (approved permission to install roller door) side and rear access - Front garden
- Common areas have reticulation operated by strata
- Pet door (quiet, well-mannered pets allowed)

The location offers plenty of conveniences right at your fingertips: A lovely park just across the road, easy access to Orrong Road, nearby medical centres, walking distance to Kooyong shops and only a quick drive to Perth CBD, Swan River, Crown and Belmont Forum. Great public transport options within walking distance too. * Whilst only those aged over 55 or retired may reside in the property, the property is independently owned and strata-titled, meaning there is no exit fee in order to sell the property (which is the case in most other retirement villages) *Rates/Fees: Council Rates - \$1,530.24 annually (approx.) Water Rates - \$909.82 annually (approx.) Strata Fees - \$510.00 quarterly (approx.) Contact Sim Singh (0422 281 004) today to arrange a viewing and experience the charm and comfort of 3/2-8 Barry street. 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.