

**3/34 Knutsford Avenue, Rivervale, WA 6103**

THE AGENCY

**Sold Townhouse**

Thursday, 15 February 2024

3/34 Knutsford Avenue, Rivervale, WA 6103

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



Vanessa Naso  
0419942106

**\$640,000**

Discover modern living at it's finest with this spacious townhouse. Thoughtfully designed for comfort and convenience, this property offers the ideal blend of style and functionality. In a small well maintained group filled with home owners that have built their own caring and safe community between them. As soon as you arrive, if you stand back just & admire, you'll be impressed with this beautiful & sizeable construction. The lower level welcomes you with crisp tiled flooring covering an open space bigger than average, offering low maintenance appeal. Perfect for those seeking a hassle free lifestyle. Neutral tones create an inviting atmosphere throughout, complementing the layout that seamlessly flows out to the courtyard, ideal for indoor/outdoor living. Stay comfortable year round with split system air conditioning, while the large kitchen provides ample space for culinary endeavours. On the upper level discover freshly laid, modern grey wood flooring and well sized bedrooms with robes, offering plenty of storage for your convenience. The family bathroom features both a bath and shower, catering to your relaxation needs. The master suite boasts an ensuite, double built in robe, double glazed windows & roller shutters providing a private sanctuary for rest and rejuvenation. All of the rooms allow natural light to flow in through the tree tops. Located amidst picturesque parks and with easy access to Orrong Road leading to the city, beaches, Optus Stadium, and beyond, this residence offers unparalleled convenience. Belmont Forum is just a stone's throw away, along with a French butchery, new day care centre and great schooling ensuring that all your shopping, dining and personal needs are met with ease. Ride your bike or dash over in a 5 minute drive to East Perth or Burswood to enjoy the river and socialising at The Camfield. Vic Park café strip is just as easily accessible. Driving to and from the city for work will only take you 15 minutes or you have easy access to take the bus instead. A double lock up garage with shoppers entry into the home and security alarm has you & your vehicle safe & sound. Strata Fees : \$567.26 P/Q Council Rates : \$1901 P/A Water Rates : \$1304 P/A Experience the epitome of contemporary living here. Contact Local Listing Agent Vanessa Naso 0419 942 106 for more information. Don't miss out on this opportunity to make it your own! 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.