

3 Clague Street, Rivervale, WA 6103



House For Sale

Thursday, 18 April 2024

3 Clague Street, Rivervale, WA 6103

Bedrooms: 3

Bathrooms: 2

Parkings: 3

Area: 300 m2

Type: House



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From \$589,000

Welcome to this brilliantly positioned home within the heart of Rivervale, with an expansive three bedrooms one bathroom to the interior, a large courtyard and patio to the exterior, and located within walking distance to schools, shops, parks and the train station. Designed with comfort in mind, you will find modern features throughout the home such as air conditioning, built in robes, and ceiling fans. Currently rented out, it poses a wonderful immediate investment, or hold on to the property and move in later down the line to make the most of the great location and lifestyle potential.

Property Highlights:- Three-bedroom, two-bathroom home- Approx. 300 square meters land size- Approx. 118 square meters built size- Down the road from park/playground- Front family room with sliding door partition- Living & dining area next to kitchen- Built in robes to bedrooms- Ceiling fans throughout house- Split system air conditioner to living area- Sizeable kitchen looking out over dining area- Carport with secure roller door- Large patio with high ceilings to rear courtyard

Investor Summary:- This property is currently tenanted on a periodic basis, for \$480 per week- Market rent for 3 Clague Street is approximately \$650 per week- Based on a purchase price of \$590,000 and market rent, the estimated rental yield is 5.74%- HouseSmart Real Estate is highly active within Rivervale and the surrounding suburbs - with an office in nearby Belmont - and can provide high-quality property management services from settlement and beyond!

To the front of the property, you have a driveway providing parking space for two cars, plus go on through to the garage, which is secured by a roller door, and has parking for another car. This garage also has a store room, rear door to the backyard of the property, plus another storage area at the rear of the property next to this garage. With plenty of space for tools, equipment storage plus your car, you have all the room you need!

Coming inside of the home, you are welcomed in to the front family room, which is separate from the living/dining area. There is a sliding door partitioning off this family room so you can use both spaces separately if you like. This front family room also has access to the main bedroom, whilst the other minor bedrooms are accessed via the living room. Also featured in this family room are decorative wall lights, and a large front window providing a nice view out to the front yard.

The living and dining areas are positioned next to the kitchen, which has a large bench space overlooking the dining area. This kitchen is a very good size with room to cook and serve up meals as you please - featuring a double stainless steel sink, dishwasher space, built-in oven, gas hotplates, shelving, hanging rack, built-in pantry, and downlights. Both the dining and kitchen areas are tiled, whereas the living area next to it is carpeted, to create a sense of separation in the areas. Also featured in this part of the house is the air conditioner which provides a nice cool breeze when you need it most.

The bedrooms are all a good size. The main bedroom has a walk in robe and the secondary bedroom a built in robe for your storage. The main bedroom also has it's own private ensuite, whilst the other bedrooms are situated close to the main bathroom which has a separate bath plus shower. The secondary bedroom also has a sliding door which allows access out to the rear courtyard and patio area.

The rear courtyard has a large patio with high ceilings and a side garden bed. Around the side of the house you will find a water tank so that you can easily water these plants. This patio is the perfect place to sit out and take in the afternoons with an outdoor table and chairs under the shade of the roof. For a longer walk, head out of the home and you will soon come to Jack Ring Park, Copley Reserve, and Wilson Park. Wilson Park is situated next to Rivervale IGA which is only around 600m or approx. 8 minutes walk from the home. As for schools, Rivervale Primary School is only 1.2km or approx. 17 minutes walk from the home.

With it's charming interior design, separate living and family space, three bedrooms, and plenty of storage options, there is a lot to love about 3 Clague Street. Whether you continue to rent it out for an immediate investment, or move in yourself later down the line, this home is sure to bring a wonderful lifestyle opportunity for you to enjoy. Close to multiple parks, schools, and shops, as well as close to transport links in to the city, you are perfectly positioned close to everything you need. Come and take a look at this beautiful property and make it yours today!