

**36/9 Hawksburn Road, Rivervale, WA 6103**



**Apartment For Sale**

Thursday, 11 January 2024

36/9 Hawksburn Road, Rivervale, WA 6103

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



Scott Ellwood  
0417188147

## Expressions of interest

This modern first floor lifestyle apartment is located in a prime corner position with a spacious balcony in the luxury designed Tribeca East complex. This is resort style living at its finest in a bullseye location that is within close proximity to Crown Perth, the Swan River and provides easy access to the Perth CBD, Perth Airport and Optus Stadium. The innovative resort style facilities include a heated lap pool, courtyard garden, BBQ facilities, fully equipped gymnasium, residents lounge, theatre room, private dining room and a large lobby with lounge area. This quality apartment is currently tenanted and provides the opportunity for an astute investor to secure a premium investment property or the owner occupier to secure now and move in at a later date. \*Leased at \$550 per week until 2nd September 2024. Apartment features;- Stylish 2 bedroom, 2 bathroom both with mirrored built-in-robos- Balcony space for outdoor dining- Balcony access from Master bedroom- Master bedroom with en suite- Separate laundry- Built-in study nook- High ceilings- Reverse Cycle A/C- Quality appointed kitchen- Generous storage room- Visitor parking - Elevator access- Corner location with only 1 common wall Apartment Size Total Strata 111 sqm- Internal 79 sqm- Balcony 13 sqm- Car bay 14 sqm- Storeroom 5 sqm The Location (approximate distances) ;- 100m to Cracknell Park which has Swan River access- 750m to Burswood Station- 1.6km to Crown Perth Entertainment Complex- 1.8km to Optus Stadium & The Camfield - 3.4km to Belmont Oasis Leisure Centre- 2.6km to Victoria Park shopping and dining precinct- 5.5km to Perth domestic airport - 3.5km to Perth CBD- 6.9 km to Maylands Peninsula Golf Course Outgoings Council Rates \$1,688 approximately per annum Water Rates \$1,165 approximately per annum Strata Levies \$684 p/q Reserve Levies \$108.30 p/q Disclaimer:\* The above information is provided for general information purposes only and may be subject to change. No warranty or representation is made as to the accuracy of the information and all interested parties should make their own independent inquiries relating to the information provided and place no reliance on it. Any chattels depicted or described in the information are not included in the sale unless specified in the Offer and Acceptance.