

**4/11 Salisbury Road, Rivervale, WA 6103**



**Townhouse For Sale**

Wednesday, 12 June 2024

4/11 Salisbury Road, Rivervale, WA 6103

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 228 m2**

**Type: Townhouse**



Michael Keil  
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## EOI From \$749,000

Take advantage of convenience and spacious family living with this stunning four-bedroom, three-bathroom home nestled in a superb pocket of Rivervale. Offering an expansive open plan design, high end finishes and a guest suite complete with an ensuite, this residence will cater for a family of any size. Just moments from Perth city, renowned schools and vibrant amenities, the lifestyle on offer here is sensational! Set within a quiet grouping of only four, the home's modern facade invites you to enter. The gallery entrance is framed by high ceilings and lovely solid Blackbutt flooring, creating an impressive first impression. You'll find the guest suite, complete with an ensuite, cleverly tucked away from the rest of the home - an ideal prospect for multi-generational living. The open plan kitchen, living and dining room is spacious and perfect for family togetherness. Cook up a storm in the gorgeous gourmet kitchen which is complete with stone benchtops, lots of cabinetry and a breakfast bar. Rising from the staircase, you'll find an activity room that is thoughtfully positioned between the two kids bedrooms. The master suite complete with an ensuite and a huge walk-in robe, delivers an enviable parental retreat. Two well-sized secondary bedrooms ensure ample accommodation for the whole family. The home features a paved alfresco and an additional small courtyard adjacent to the guest suite allowing you to make the most of warm days outside. This is a home of considerable quality, don't hesitate, contact Michael Keil today to register your interest!

**Property Features:** Positioned in a quiet grouping of only four Modern facade Double garage with storage and space for third car to park down the driveway Gallery-style entrance Private guest suite positioned on the ground floor with ensuite and access to a side courtyard Spacious open plan kitchen, living and dining room Gourmet kitchen with wrap around stone benchtops, generous cabinetry, modern appliances, stone splashback and breakfast bar Paved alfresco Shopper's entry Upstairs activity space Master suite complete with ensuite with shower, vanity and WC and spacious dressing room/WIR Two well-sized secondary bedrooms both complete with built-in robes Primary bathroom complete with bath, shower vanity and separate WC Linen High ceilings Beautiful blackbutt flooring Alarm system

**Strata Lot Size:** 228 sqm

**Water Rates:** \$1,275.15 pa

**Council Rates:** \$2,096.09 pa

**Common Driveway Insurance:** \$190.31 pa

**Location Features:** Easy access to Perth City, Crown Entertainment Precinct and Optus Stadium Walking distance to Swan River Short distance to St Augustine's Primary School and Rivervale Primary School Close to nearby shops Close to public transport

**Expressions of Interest Close** 24 June 2024 at 6.30pm (unless sold prior).

**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.