

**4/135 Fitzroy Road, Rivervale, WA 6103**



**House For Sale**

Friday, 15 March 2024

4/135 Fitzroy Road, Rivervale, WA 6103

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 203 m2**

**Type: House**



Andrew Huggins  
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Toby Huggins  
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**\$700,000 - \$750,000**

If you long for a home of your own, make that dream come true in this amazing four bedroom, two bathroom townhouse. Introducing 4/135 Fitzroy Road, Rivervale ... a rear located contemporary designed home which also will reward you with an outstanding location close to the Swan River, Perth Airport, Burswood Entertainment Centre, Optus Stadium and a short commute to the Perth CBD along with the vibrant cafe strip of Victoria Park, Belmont Forum, Belmont Oasis Swimming Complex, Reading Cinemas, Ascot and Belmont Racecourses. This beautiful home boasts a spacious layout with living spaces bathed in natural light, a well-appointed kitchen featuring ample storage space, modern appliances and a breakfast bar, making it a chef's delight. Whether its Investing or nesting - this property is perfect to enjoy yourself or keep the current tenant - estimated rental return of \$750.00 - \$780.00 per week. Fabulous Fitzroy! The property:

- Well maintained complex of four townhouses
- Red brick construction
- Fully paved portico
- Four bedrooms, two bathrooms
- Neutral & modern design with quality fixtures
- Wide double door entrance
- Glass oyster shade lighting throughout
- Light filled tiled open plan kitchen, dining & living area with reverse cycle air-conditioning
- Living area includes direct access to alfresco
- Cream vertical blinds
- Centrally appointed kitchen with breakfast bar, stainless steel appliances, five gas cooktop, plumbed dishwasher recess, double sink
- LARGE main bedroom includes walk in robe + ensuite, reverse cycle air-conditioning
- 2nd & 3rd bedrooms include floor to ceiling mirrored built in robes
- Main bathroom includes shower + bath, separate toilet
- Laundry room with access to side of home/clothesline
- x3 toilets (1 downstairs powder room + 2 upstairs)
- Undercover paved alfresco area
- Lockable storeroom
- Double garage with shoppers entrance & access to rear of home
- Additional parking to front
- RINNAI hot water system
- 203m<sup>2</sup>, built in 2012
- Strata titled - low quarterly costs!

The location:

- 2 minutes to major roads including freeway + Kooyong Road shops
- Within the vicinity of Rivervale Primary, St Augustine's, Ursula Frayne + Belmont City College
- 2.5kms to Belmont Forum, Restaurants, Cafe's
- 4 kms to Victoria Park cafe strip with shopping, Restaurants, Cafe's
- 6 kms to Perth CBD + Perth Airport

Please click the 'Get In Touch' button to register your interest or to inspect, alternatively phone Toby or Andrew directly to discuss further