

**4/2-8 Barry Street, Rivervale, WA 6103**

**Sold Unit**

Monday, 28 August 2023



4/2-8 Barry Street, Rivervale, WA 6103

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**

**\$380,000**

You simply must circle this as a " Must See " if you are seriously thinking about downsizing into an Over 55's villa.If leading an independent lifestyle on Perth's doorstep is appealing, then this will allow you to enjoy the benefits of easy commuting to Perth's leading amenities such as the highlights of the CBD, Victoria Park famed cafe strip, and the nightlife of Crown Casino.You will simply love the lifestyle offered to you due to the intricate sophisticated renovations which have taken place offering a delightful kitchen packed with Quality near new appliances, superbly renovated bathroom with non-slip tiling, plus the luxury of having a separate living and dining area all fully airconditioned by a ducted reverse cycle air conditioner, completed with a fully paved easy care outdoor courtyard and alfresco area that will still offer room for a keen gardener to potter.Tucked away in sought after Chamberlain Gardens this home brings to you a private and very well kept group, where you can continue a independent lifestyle and enjoy your retirement.An added bonus you will find is it is being offered at an affordable price still in this market.Features include but not limited to:

- Sought after Chamberlain Gardens Villa
- Built in 1993, this 2 bedroom 1 bathroom Over 55's villa home presents with style and sophistication
- Totally renovated in 2016 and presenting like new still in many area
- Feature Contemporary kitchen with superb bench space, overhead cupboards, and quality appliances
- The Oven, Microwave, and Dishwasher have barely been used and are new
- Very Secure and private
- Reverse Cycle Air ducted conditioner providing warmth for cold winter months and cool air for our hot summer months
- Brilliant security for peace of mind
- Private lock up parking single carport + good parking for your guests
- Therapeutic private courtyard in your own 139sqm block still offering you a chance to potter
- Great outdoor entertaining area
- Value for money strata fees of \$510 per quarter inclusive of gutter cleaning, lawn mowing, white ant treatment on top of your insurances.
- On Perth's doorstep, close to major transport lines, local shops close by as well as Belmont Forum, Victoria Park
- Crown Casino, Optus Stadium, and Perth's amazing CBD are on your doorstep

Water rates: \$929.67 p/a (approx.) - For period 01/07/2022 to 30/06/2023  
Council rates: \$1530.24 p/a (approx.)  
Disclaimer: Whilst every care has been taken in the preparation of this advertisement, accuracy cannot be guaranteed. Prospective purchasers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the Vendor or the agent and are expressly excluded from any contract.