

4/3 Heracles Avenue, Riverton, WA 6148

Villa For Sale

Tuesday, 21 May 2024



4/3 Heracles Avenue, Riverton, WA 6148

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 330 m2

Type: Villa



Nikki Varga

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OFFERS LOW - MID \$800,000's

Nikki Varga is delighted to present to the market 4/3 Heracles Avenue, Riverton. Are you looking for the perfect low maintenance home? Look no further! This beautifully kept 3-bedroom, 2-bathroom home offers space as well as minimal maintenance living. Within the Riverton Primary, as well as the Shelley Primary School and Rossmoyne Senior High School zones, this is the one you have been waiting for. **WHAT YOU WILL LOVE:-** 3 bedrooms, all rooms spacious in size and with robes- 2 bathrooms, main with separate shower and bath- Separate formal lounge room- Open plan kitchen/dining/family with direct access to rear courtyard area- Well appointed kitchen with overhead storage cupboards, dishwasher, wall over, gas cooking and pantry- Neat as a pin outdoor area with extensive paving, shed and storeroom- Double carport- Ducted evaporative air-conditioning throughout- Alarm system- Gas storage hot water system, replaced approximately 12 months ago- Solar panels, 6.6KW- Ducted vacuum system- Wood look flooring to bedroom and lounge room, only installed approximately 6 months ago **WHAT YOU WANT TO KNOW:-** Riverton Primary School, Shelley Primary School and Rossmoyne Senior High School zones.- Very low maintenance 2000 built brick and tile home on 330sqm strata block with 140sqm of living space- Council rates \$1,900 pa (approximately).- Water rates \$1,300 pa (approximately).- Approximate rental value \$800-850 per week*Please note: Settlement to be after the 5th of August 2024 For further details, contact Nikki Varga today on 0419 956 944. Disclaimer: Whilst every care has been taken in the preparation of the marketing for this property, accuracy cannot be guaranteed. Prospective buyers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the Seller or the Seller's Agent and are expressly excluded from any contract.