

**4/4 Minora Place, Rivervale, WA 6103**



**Apartment For Sale**

Saturday, 2 December 2023

4/4 Minora Place, Rivervale, WA 6103

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 45 m2**

**Type: Apartment**



Andrew Huggins  
0892773555



Toby Huggins  
0892773555

**From \$239,000**

Ideally located just a stones throw to the Swan River, this ultra-cool ground floor apartment has had a top to toe renovations and includes some modern, stylish built-in furniture. It has great access to major arterial roads leading to the Perth CBD, Perth Airport + all that Perth has to offer! Its not very often you will find such a fantastic opportunity for an investor to add this to their portfolio, this complex has been low turnover in recent years and any units that come to market sell very quickly. With a sleek kitchen, big bedroom and a ton of storage, this fantastic unit is the perfect lock and leave residence for FIFO workers and busy professionals. New to market & ready and waiting for you to view! Priced to sell - this won't hang around for long!

The property:

- Quiet well maintained apartment complex
- Community of 24 residences
- Ground floor renovated apartment
- Front porch
- Neutral & modern design
- Security screen doors & windows
- Easy care roll blinds throughout
- Feature light fixtures
- Open plan kitchen dining & lounge area with MITSUBISHI split air conditioner
- Lounge room includes stylish built-in TV unit
- Dining table with 4 leather-like chairs
- Sleek modern kitchen with BOSCH appliances, gas cooktop, plenty of storage, fridge/freezer
- Generous bedroom with built-in wardrobe + MITSUBISHI split air conditioner
- Combined bathroom + laundry includes step in shower/bath
- Electric hot water system
- Ample storage
- Single car bay outside of apartment

45m<sup>2</sup>

The location:

- 300m to Eastgate IGA includes multiple takeaway options, gym + a medical centre
- Bus stop on Great Eastern Highway
- 1.9km to Crown Casino
- 2.9km to Optus Stadium
- 4.1km to Belmont Forum & Reading Cinemas
- 6.8km to Costco, DFO + Perth Airport
- 7km to Perth CBD

Currently tenanted until 21st May 2024 at \$350.00 per week. Please click the 'Get In Touch' button to register your interest or to inspect, alternatively phone Toby or Andrew directly to discuss further.