

# 4 Saffron Court, Riverton, WA 6148

## House For Sale

Saturday, 13 April 2024

4 Saffron Court, Riverton, WA 6148

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 681 m<sup>2</sup>

Type: House



Mike P and Sandra D

**From \$1,199,000**

Team Mike P & Sandra D are excited to present to the market: "4 Saffron Ct, Riverton". Situated in a quiet cul-de-sac with future possibilities and very close to Adenia Park. Be quick to secure this solid, extensive internally renovated family home with all the must have amenities close by. Just walk across High Road to the popular Riverton Forum Shopping Centre, and very close to Riverton Leisureplex & Library. Only 2.2km to Lo Quay River Café & Canning River, not to forget a short stroll to Rustico Gourmet Grocer & Cafe being 1.5km away. Furthermore, a choice of quality public & private schools, multiple recreational parks are all within a short walking distance. This fantastic family residence is on a sub-divisible site, ZONED R40, with a block size of 681sqm. Private & secure behind the gates with major kitchen, laundry, bathrooms renovation already done for you to move in and enjoy. Practical & flexible floor plan and loads of room to park vehicles, caravans or boats. Separate living areas, 5 bedrooms, 2 bathrooms, 2 toilets = providing ample space for family, guests, or even a home office!

**ACCOMMODATIONS, BENEFITS & SPECIAL FEATURES INCLUDE:**

- Master bedroom is huge, with walk in robe, wall mounted split system air conditioner, - also with extra windows for natural light
- Stylish renovated ensuite fitted with large glass shower cubicle, large wall mirror, and toilet
- 4 other generous size double bedrooms - 3 with built in robes
- Main bathroom equipped with glass shower cubicle, & large wall mirror
- Separate 2nd toilet
- Central activity/living room which defines with double french doors
- Formal lounge to the front of the house
- Kitchen - the heart of the home - has a skylight, with lots of benchtop space, wide combined gas/electric hot plate cooking & oven, dishwasher, double sink with water filter, plenty of cupboards/draws, breakfast bar, wide fridge/freezer space, double door pantry and wall mounted split system air conditioner
- Meals area adjacent to kitchen with wall mounted split system air conditioner, offering the perfect family get together space
- Renovated laundry allowing for under bench washer space complete with wall cupboards
- Primarily wood flooring throughout including the bedrooms
- Ducted evaporative air-conditioning throughout
- 3 wall mounted air conditioners for convenience

**OUTDOORS:**

- Gated front entry for extra privacy & security
- Carport is enough for 2 cars vertically
- Peaked patio entertaining area
- Large shed for storage

**COSTS:**

- Canning Council Rates \$2,218 approx yearly
- Water Rates: \$1,380 approx yearly

Very close to public transport, for example 508, 509, 75 to Bull Creek station, making an easy commute to the city CBD. Team Mike P & Sandra D are ready to meet you at the home open, as this package will sell fast! 0402 012 855/0408 655 622 or email us on [mike.sandrad@harcourtsfocus.com.au](mailto:mike.sandrad@harcourtsfocus.com.au) To view a virtual tour, click on the link below: <https://my.matterport.com/show/?m=osgha7KBUDY&help=1>