

46 Acton Avenue, Rivervale, WA 6103



House For Sale

Monday, 15 April 2024

46 Acton Avenue, Rivervale, WA 6103

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 683 m2

Type: House



Cam Marron
0893868614

Low to Mid \$1m's

GRAND OPENING SATURDAY & SUNDAY FROM 11AM TO 11.45AM Step into a world of luxury within the heart of Rivervale. This exceptional five-bedroom, two-bathroom residence, featuring a recently built studio with air conditioning, transcends opulence in every detail. A thoughtfully curated masterpiece, this home embodies impeccable taste and timeless style, providing a sanctuary for a growing family in pursuit of both comfort and convenience. As you pass through the ornate gateway, you enter a realm of sophistication where old-world charm meets modern luxuries. Admire the intricately detailed high ceilings, the gleam of polished wide jarrah floorboards, the wainscoting decorative panelling and the timeless allure of leadlight doors that tell tales of history. The rear deck is the focal point for entertainment, offering panoramic views of a serene garden setting. Whether hosting intimate gatherings or grand events, this outdoor haven creates an unforgettable backdrop for crafting cherished memories. Take pleasure in the 8-seater heated outdoor spa bath with a newly installed pump, enhancing your relaxation experience. Modern comforts meld with classic charm throughout the residence, ensuring year-round comfort with reverse-cycle ducted air-conditioning whilst the security alarm system and CCTV guarantees peace of mind. Embrace sustainability with a cutting-edge two-year-old solar system, a testament to the Owners commitment to reducing environmental impact while delivering substantial energy savings. Luxury effortlessly converges with practicality through abundant roof storage and an undercroft storage area, offering ample space to maintain a clutter-free and organized living environment. Indulge in a lifestyle of refined elegance and convenience at Rivervale's Crown Jewel. For those seeking the extraordinary, arrange your private viewing today.

Rates: • Shire Rates: \$1,764.39 p/a • Water Rates: \$1,134.46 p/a House Size: • Residence 149m² | Studio 15m² | Carport 30m² | Verandah 18m² | Alfresco 43m² • Total Area Size: 255m² • Total Land Size: 683m²

For all inspection arrangements please contact Cam Marron on 0403 463 995. Disclaimer: This information is provided for general informational purposes only and is subject to change based on information provided by the Seller. No warranty or representation is made regarding its accuracy, and interested parties are advised to conduct independent inquiries.