

48 Kooyong Road, Rivervale, WA 6103

Sold House

Saturday, 2 September 2023



48 Kooyong Road, Rivervale, WA 6103

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 683 m²

Type: House

\$905,000

If you fit one of these criteria then you should make this a Must See! Families, FIFO workers, and country buyers looking to live on the doorstep of our amazing City which will benefit you by being close to amazing nightlife such as the Crown or Optus Stadium, the beautiful Swan River for morning or evening exercise, or the bustling Perth Airports for frequent flying. Completed by 2013 this Next Gem home brings an easy living style that is also solar passive, with spiralling cost of living pressures. Equipped with 2 Solar batteries + 24 solar panels you should be able to produce enough electricity not to have a bill! Featuring 4 bedrooms plus 2 bathrooms, great security if you are traveling lots as well. Sitting on a Top End Rivervale full 683sqm block with R20/40 zoning, side access if you have a small boat or jet skis you wanted to park out the back. Features include but not limited to:

- My Gen Homes completed in early 2013
- Featuring approximately 234sqm of house area
- 4 spacious bedrooms & 2 bathrooms to suit a host of buyers
- Solar batteries to store your own electricity produced by 24 panels
- Save huge amounts on spiraling electricity costs!
- Peace of mind security for lock and leave buyers with security shutters on almost all windows + security system
- Airy and bright with 2 distinct living areas
- Maintenance-free wood laminate flooring to save on cleaning and allergies
- Reverse cycle split system air conditioning in the living and main bedroom
- Fans throughout the property to add to cooling
- Kitchen featuring stone benchtop, dishwasher, induction cooktop
- Extra high garage ceiling for SUV, plus loft in ceiling professionally built
- Top End 683sqm R20/R40 zoned green title block with 15.09m frontage
- Totally reticulated gardens
- Good size rear garden shed
- Currently leased for \$800, but with opportunity for a break lease for owner occupiers
- Close to Primary Schools and some great High Schools
- Kooyong Row shops including local IGA down the road
- Walk to bus transport easily and not too much further to the train line

Water rates: \$1,295.26 p/a (approx.) - For period 01/07/2022 to 30/06/2023
Council rates: \$2076.58 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.