

# 5 Riverview Place, Capel, WA 6271

## House For Sale

Thursday, 13 June 2024



5 Riverview Place, Capel, WA 6271

Bedrooms: 3

Bathrooms: 1

Parkings: 5

Area: 1416 m2

Type: House



Rob Dempster  
0418927204

## Offers Over \$775,000

You will be loving life away from the the big city. This lovely part renovated solid brick and tile family home on a sort after massive 1,416m<sup>2</sup> block, has seen a great deal of love and there is much potential for more. Perfect for those lock and leave FIFO workers, retirees and young families. Located in the heart of Capel, minutes walk from the main street, there is much to love about this three bedroom, one bathroom home. Features include:- ample living spaces including large sunken lounge, a good sized family room plus a side enclosed sun room.- practical kitchen to cook up those Master Chef meals for that growing family.- separate dining area for a good sized dining table.- main bedroom is queen-sized with WIR.- the two minor bedrooms are queen-sized as well, both with BIR.- a separate laundry with toilet.- there is reverse-cycle air-conditioning in the kitchen/family room, another in the formal lounge (newish) and a recently refurbished ducted evaporative cooling system throughout the house. - the modern renovated main bathroom has a large glass screened shower, single vanity and 2nd toilet - solar hot water system - a massive three birth shed/workshop including one open caravan/boat birth, plus two large enclosed and secure births with secure roller doors.- an approx. 2.5m x 6m shed plus smaller garden shed. - drive-through access to the rear of the block including access to the workshop garage.. - whilst the zoning is R30, according to the council, there is limited development options for sub-division but not impossible subject to the various processes and development approvals required from authorities. There are opportunities to expanded the house or add further buildings, granny flats. Thorough due diligence is required. This home is certainly attractive and the location in the centre of town is perfect. Video Tour:

[https://www.dropbox.com/scl/fi/ww9j51tcghv9xjplug4dx/IMG\\_3233.MOV?rlkey=gnyr92m1joa91dbe0djgfyt8a&st=rkuuat9x&dl=0](https://www.dropbox.com/scl/fi/ww9j51tcghv9xjplug4dx/IMG_3233.MOV?rlkey=gnyr92m1joa91dbe0djgfyt8a&st=rkuuat9x&dl=0) Come and see the potential for yourselves by booking your private viewing with Robert Dempster 0418927204 Rates are stated at the time of listing the property. Land Rates - \$2,009 Approx. Water Rates - \$1,303.44. Approx. Drive to Bunbury - 30 mins or 28 klms. Drive to Busselton - 21 mins or 26 klms. Drive to Perth - 2hrs & 13 mins or 197 klms. Drive to the Peppermint Grove Beach - 11 mins or 9.7 klms. School buses are available to Bunbury.