

50/8 Hawksburn Road, Rivervale, WA 6103



Sold Unit

Monday, 14 August 2023

50/8 Hawksburn Road, Rivervale, WA 6103

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Unit



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\$560,000

Welcome to Unit 50/8 Hawksburn Rd, Rivervale, nestled in the picturesque Tribeca South complex. Being 25% larger than any other 2-bedroom unit in the complex, currently on the market, it also boasts a massive balcony (17sqm), with delightful views, making it an opportunity you wouldn't want to miss. If you are in search of centrality, spacious contemporary living, and a lock and leave lifestyle, your search ends here. This elevated apartment has undergone recent renovations, including the addition of luxurious blackbutt waterproof WPC hybrid plank plus acoustic 1.5mm underlay flooring throughout. The Tribeca South complex offers a beautiful foyer, fully equipped gym, lap pool, communal barbeque, and outdoor lounges, providing a perfect blend of convenience and leisure. Within a short stroll, you will find yourself at the Swan River, the city centre, Crown Casino, and Optus Stadium.

Key Features of the Apartment:

- * Embrace the delightful aroma of new wooden flooring that now graces the entire apartment.
- * The kitchen is a sight to behold, featuring stone benchtops, an island bench-top, and top-notch Smeg appliances.
- * An open-plan layout seamlessly connects the lounge, dining, and kitchen areas, leading to the glorious balcony, which you enter through large floor-to-ceiling sliding doors. This area is equipped with a split system air conditioning unit for comfort.
- * The main bedroom is exceptionally spacious, accommodating a king-size bed with pedestals and you still have ample space on either side. A rarity in apartment living, it boasts a massive walk-in robe spanning the full length of the room. The ensuite offers stone benchtops, a frameless shower, handbasin with undercounter cabinetry, and floor-to-ceiling tiles. This room is served by a split system air conditioner.
- * The second bedroom is also generously sized and equipped with built-in robes - Currently being used as a second lounge
- * The second bathroom features stone benchtops and a separate toilet, along with a European laundry room (dryer included).
- * A tucked-away separate study nook provides the perfect space for working from home.
- * LED lighting throughout the apartment adds to the modern ambiance.
- * Basement secure parking is available, along with a convenient storage room in front of your car bay.

Key Features of the Complex:

- * The complex boasts an inviting foyer with guest seating, setting a welcoming tone for residents and visitors.
- * Enjoy the sparkling lap pool and fully equipped gym, offering opportunities for relaxation and fitness.

Positioned in the Springs precinct of Rivervale, this complex is part of a lovely new build area with similar properties. The area's growth is evident, with new builds and hotels springing up, all thanks to Rivervale's excellent proximity to the city centre, airports, and its appeal to a wide range of buyers.

Location highlights:

- * 135m to Cracknell Park
- * 250m to Swan River
- * 900m to Burswood train station
- * 2km to Crown Casino
- * 2.9km to Optus Stadium
- * 4km to Belmont Forum Shopping Centre
- * 6.3km to Perth CBD
- * 10.9km to Perth International Airport

(All sizes, distances, or measurements are approximate)

OUTGOINGS:

- Shire rates: \$1,629.36 per annum
- Water rates: \$1,184.62 per annum
- Strata administration fee: \$964.22 per quarter
- Strata reserve fund fee: \$168.77 per quarter

APARTMENT DIMENSIONS:

- Internal - 101sqm
- Balcony - 17sqm
- Carbay/store room - 18sqm
- TOTAL - 136sqm

For a private viewing, please contact Michael Sheppard at 0433 275 080