

**54 Campbell Street, Rivervale, WA 6103**



**House For Sale**

Wednesday, 22 November 2023

54 Campbell Street, Rivervale, WA 6103

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 310 m2**

**Type: House**



Andrew Huggins  
0892773555



Toby Huggins  
0892773555

**From \$699,000**

A property lovingly cared for and guaranteed to impress with its natural light filled living areas + inviting outdoor spaces offers the perfect retreat from the hustle & bustle. Boasting a contemporary design and a range of attractive features including quality finishes + convenient location this is sure to impress. You will be truly amazed at this beautiful home - it has all you need + more! Ready and waiting for you!

The property:

- Cream rendered brick construction
- Built in 2005
- Tranquil secure front courtyard with feature decking + reticulated garden beds
- Electronic gate entry to property
- Neutral & modern design throughout
- Surface mounted downlights with feature lighting to bedrooms
- Light filled open plan kitchen, dining & lounge with separate front lounge
- TECO reverse cycle air conditioning to lounge
- NBN ready
- Timber VENETIAN blinds throughout
- Centrally appointed kitchen with stainless steel SIMPSON appliances, double sized fridge recess, plenty of storage + bench space
- Master bedrooms includes walk-in robe + ensuite, reverse cycle air conditioning, electronic rollers shutters to windows
- Main bathroom includes shower + spa bath
- Separate toilet off bathroom
- Floor to ceiling storage area/room to rear of home
- Carpeted minor bedrooms are a good size, x1 includes open robe
- Laundry with access to side/rear of home, floor to ceiling linen press
- Security screen mesh doors + windows
- Enclosed backyard with reticulated gardens
- Undercover paved alfresco area with COLORBOND patio + feature decking
- Garden shed
- Access to yard via carport
- Single garage with parking for 2 tandem cars to exterior
- Gas instantaneous hot water system
- KOGAN CCTV cameras
- 310m<sup>2</sup> with 119m<sup>2</sup> of internal living space
- Green title

The location:

- 2 minutes to major roads including freeway + Kooyong Road shops
- Within the vicinity of Rivervale Primary, St Augustine's, Ursula Frayne + Belmont City College
- 5.5 kms to Perth CBD + Perth Airport
- 2.5kms to Belmont Forum

Invest or nest - this property is perfect to enjoy yourself or to find the perfect tenant, with an estimated rental return of \$600 - 625.00 per week. Please click the 'Get In Touch' button to register your interest or to inspect, alternatively phone Toby or Andrew directly to discuss further.