

# 54 Francisco Street, Rivervale, WA 6103

## House For Sale

Thursday, 4 April 2024

54 Francisco Street, Rivervale, WA 6103

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 302 m2**

**Type: House**



Sid Sinha, PROPERTY MANAGERS WA

## Offers over \$600k

Expression of interest invited. Rivervale is a sought-after blue-chip location with ease of access to the tranquil Swan River foreshore, Burswood Entertainment Precinct and Belmont Forum/Entertainment Precinct. If you are searching for value and a rock-solid buying option, then your search is over - make 54 Francisco St yours before someone else does! Nestled in a quiet grouping, the exposed brick facade of this property invites you to enter. Beginning with a foyer-style entry, a separate lounge presents an excellent setting in which to unwind after a long day. Delivering the ideal parental retreat, the master suite is well-sized and comes with a walk-in robe and ensuite. The open plan kitchen, living and dining room is framed by numerous windows that drench the space in natural light. The gourmet kitchen is complete with a wrap around bench, modern appliances and ample cabinetry delivering a great setting for culinary inspiration. Two well-sized secondary bedrooms, both with robes are flanked by the primary bathroom. Moving outdoors, the paved alfresco is deceptively large - you'll love spending afternoons here entertaining family and friends. This pleasant, easy care home offers something for everyone whilst providing the ultimate combination of low maintenance living and convenient lifestyle.

- 302sqm green title block with 15m frontage
- Strong rental history currently leased at \$575pw until May 2022.
- Council Rates \$1686.33.02 per annum
- Water Rates \$1181.40 per annum

Contact Sid Sinha 0402261106 or Chintan Parikh on 0425804647 for more information. E-mail: Sid.s@propertymanagerswa.com.au.\*Important\*

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