

**58/5 Hawksburn Road, Rivervale, WA 6103**



**Sold Apartment**

Saturday, 2 September 2023

58/5 Hawksburn Road, Rivervale, WA 6103

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**

**\$355,000**

We present to you, this great one-bedroom apartment that offers the perfect blend of functionality, convenience and lifestyle. Perfectly suited to individuals, couples and FIFO workers, that are on the look-out for a comfortable, low maintenance space to call home, whilst having the option to enjoy the amenities available within this great complex. Not only will you enjoy the functional layout, warm tones, and amenities, but you will also enjoy its prime location and being conveniently located within close proximity to major roads, Perth City, public transport and Perth Airport. For the investor, with its prime location and amenities, this apartment will likely always appeal to tenants, with rental prices currently around \$470.00 - \$500.00 per week. Giving you a 6.5-7% rental yield. FEATURES: • U-shape kitchen with plenty of bench and storage space • Electric appliances and dishwasher • Spacious open plan living/dining/kitchen • Sheer and block-out curtains providing that homely feel • Reverse Cycle air conditioning in living & bedroom for ultimate comfort • Flyscreens to doors and windows • Spacious bedroom with walk in robe • Semi-ensuite bathroom with plenty of cupboard space • Spacious balcony directly off living room • One carbay included, plus visitor parking • 4m<sup>2</sup> lock-up storeroom AMENITIES: Enjoy the use of the residents pool, gym and BBQ area, perfect for those warm summer days and having another space to enjoy on your doorstep. LOCATION: • walking distance to public transport • walking distance to river walks and surround suburbs • within minutes to various shops and food outlets along Great Eastern Highway • 550m to local IGA • 3.3km to Optus Stadium • 2.4km to Crown Casino • 9.7km (15 minutes) to Perth Airport • 5.9km (11min) To Perth City Contact Leanne Palatchie on 0438 231 100 or email [leanne.palatchie@frasersproperty.com.au](mailto:leanne.palatchie@frasersproperty.com.au) now, to arrange a viewing time. PLEASE NOTE A residential tenancy agreement is currently in place until 15/08/2023 at which time the tenant will vacate and the property will be available for vacant possession. Council Rates: Approx \$1400.00 per annum Water Rates: Approx \$1050.00 per annum Strata Fees: Admin Fund: Approx \$639.00 per quarter Reserve Fund: Approx \$256.00 per quarter All information and inclusions are presented to the best of our knowledge, and is seen to be correct and true at time of listing.