

**6/216 Kooyong Road, Rivervale, WA 6103**



**Unit For Sale**

Thursday, 30 May 2024

6/216 Kooyong Road, Rivervale, WA 6103

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 52 m2**

**Type: Unit**



Anil Singh

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## End Date Sale by Openn Offers

Capitalise on modern living with this well-appointed ground floor apartment positioned in the heart of Rivervale. Nestled in a secure, gated complex in a group of only ten, this residence offers an open plan design, a spacious bedroom and all the modern conveniences you could require. Enviably located close to renowned shops, schools and Perth city, an excellent lifestyle awaits you at 216 Kooyong! Set back from Kooyong Road, the complex is quietly hidden behind a secure gate. Upon entry, you'll find stylish vinyl flooring and high ceilings which create an immediate sense of calm. The open plan kitchen, living and dining room is a versatile area in which to unwind after a long day. The kitchen is complete with all modern appointments such as stone benchtops, quality appliances and tile splashback. The bedroom is very spacious and comes complete with a ceiling fan and built-in robe with mirrored slider. The bedroom is directly adjacent to the bathroom which has a vanity, shower and WC. If you like spending time outdoors, you'll enjoy the paved courtyard which is directly adjacent to the living area. The property comes with split system air conditioning which will ensure comfortable living all year round. Whether you are a downsizer, first home buyer or investor, this will be an excellent next step in your property journey. Don't hesitate, contact Anil Singh today to register your interest!

**Property Features:** Ground floor apartment  
Secure, gated complex in quiet grouping of only 10  
Spacious bedroom with built-in robe with mirrored slider, ceiling fan and bathroom with vanity, shower and WC  
Open plan kitchen, living and dining room, perfect for entertaining  
Modern kitchen complete with stone benchtops, tile splashback and quality appliances  
Well-sized laundry  
Paved courtyard  
Stylish vinyl flooring  
High ceilings  
Split system air conditioning  
Allocated car bay  
Storage room

**Property Rates:**  
Council Rates: \$1,374.15 P/A  
Water Rates: \$1,004.29 P/A  
Body Corporate: \$1,564.95 P/Q (Admin Fund \$1,242 & Reserve Fund \$322.95)

**Location Features:** Easy access to the city  
Close to great schools  
Short drive to shops  
Close to public transport  
Close to Peet Park

If you have any questions please contact Anil Singh on 0423276674 or email [anils@theagency.com.au](mailto:anils@theagency.com.au). I URGENTLY REQUIRE MORE PROPERTIES FOR MY QUALIFIED BUYERS. IF YOU ARE THINKING OF SELLING OR WOULD LIKE A FREE MARKET APPRAISAL, PLEASE CONTACT ME ON 0423 276 674.

**Disclaimer:** This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.