

6/3 Cleaver Tce, Rivervale, WA 6103



Apartment For Sale

Sunday, 4 February 2024

6/3 Cleaver Tce, Rivervale, WA 6103

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment



Tris Ang

0404820888



Jon M

Offers high \$300ks. High Yield!

Welcome to modern apartment living, where simplicity meets convenience. Bult in 2014, this 1 by 1 apartment located in a gated community is suitable for any investor looking for high yield or homeowner looking to get into the property market. Investors - High yield of over 6.5%. Current rent \$500/wk, review at mid \$500/wk. Investors be excited, no work necessary or vacancy period so you can earn from day one! Currently tenanted at \$500/week to excellent tenants, with an option for a flexible rent increase shortly to mid \$500/wk. this property boasts an attractive rental yield with its convenient lifestyle and living making it both an attractive and popular choice for tenants, and a sound option for diversifying your property portfolio. Life at home This modern first-floor apartment comes with a spacious balcony, modern appliances and bathrooms, and a comfortable living/dining area. Focus on living your best life with this hassle-free property and stay comfortable throughout the long and hot summer days with an A/C unit ready and waiting for you. Advantageous Location! Onto the location now, this apartment boasts convenience no matter the lifestyle and occasion. For the professionals, Perth CBD is less than 7km away and Perth Airport is less than 5km! Shopping is sorted with Belmont Forum and the various Belmont Ave commercials shops being just around the corner. Feeling fit and active? iFLY, JSA Swim & Fitness Centre, the Ora 24/7 Gym and Adrenaline Vault, are all located in walkable vicinity. Needing to get in touch with nature? Various parks and the Swan River are located a mere 10 minute walk away. There truly is a plethora of various amenities within minutes of this great and convenient location and with access to public transport services on Great Eastern Hwy, Belmont Ave and Kooyong Rd the whole of Perth can be accessed easily. Features: - Recently built with a touch of modern and simple living - Comfortable bedroom with several windows for that precious sunlight - Aircon in the lounge room to cool down the whole unit quickly - Spacious balcony to enjoy the outdoors in comfort - Open living kitchen style - Convenient location no matter the occasion or lifestyle! - Secure storage room - Undercover parking bay Nearby Amenities Include: - Swan River 600m walk! - Rivervale Primary School 650m - Nido Early School Belmont 1.8km - Belmont Forum 2.5km - Crown Perth 2.6km - Perth Airport 4.8km - DFO Perth 4.9km - Albany Hwy Café/Restaurant Strip 4.4km - Vic Park Shopping Centre 4.9km - Costco Wholesale Perth 6.3km - Perth CBD 6.6km - Many, many more! Expenses: - Council Rates: \$334.09/quarter* - Water Rates: \$162.11/two monthly* - Strata Levies/Admin: \$717.60/quarter** Based on historic invoices/notices received in the past year and serves as a guide only. Don't wait! Call Tris on 0404 820 888 or email to tris@assureproperty.com.au for further info and inspection. Let us show you just how easy it is for you to secure a high-quality apartment at today's prices, for tomorrow's living! If you would love a FREE MARKET APPRAISAL WITH FREE MARKETING for your home, please do not hesitate to contact Tris on 0404 820 888. DISCLAIMER: Whilst every care has been taken with the preparation of the information believed to be correct in the advertisement, neither the Advertiser, Agent nor the client nor servants of these, guarantee its accuracy. Interested parties must make their own enquiries and satisfy themselves with any aspect. The information contained are not intended to form part of any contract. Images are for illustrative purposes only. Users of this advertisement must do their own due diligence and absolutely no liability and/or no responsibility will be assumed by the Advertiser/Agent/Associated Parties etc.* Pls note furniture is not included in the sale.