

**6/5 Brighton Road, Rivervale, WA 6103**



**Townhouse For Sale**

Wednesday, 20 March 2024

6/5 Brighton Road, Rivervale, WA 6103

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 78 m2**

**Type: Townhouse**



Andrew Huggins  
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Toby Huggins  
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## From \$330,000

Modern easy care split level home is now available for sale offering a fantastic opportunity for investors! This property is the perfect recipe to add to your investment portfolio ... renovated, conveniently located, well presented and tenanted until February 2025 so you don't have to lift a finger .... just purchase and start receiving your rental income! The current rent return is \$400.00 per week with an option to increase at the 6 month period by no more than 25%. What are you waiting for?!? The property:

- Small community of 12 residences
- Remote gated access to complex
- Built in 1979, renovated interiors
- 2 bedrooms, 1 bathroom
- Low maintenance, easy care lock & leave
- Front security screen door
- Reverse cycle air conditioning to living area + both bedrooms
- Light filled open plan kitchen, dining & living area
- Timber venetian blinds
- NBN connection
- Sleek modern kitchen with adjoining laundry with plenty of storage
- Kitchen includes induction cooktop, stainless steel oven, LG fridge/freezer, plenty of overhead cupboards & storage, double sink with flick mixer tapware, feature lighting
- Stunning JARRAH timber staircase
- Master bedroom with double built in robes
- Ceiling fans to both bedrooms
- Fully tiled bathroom with shower + toilet
- Courtyard with low maintenance gardens
- WILSON hot water system
- Single undercover car bay
- 78m<sup>2</sup>

The location:

- One block back from the Swan River in an elevated position
- 300m to Eastgate IGA includes multiple takeaway options, gym + a medical centre
- Bus stop on Great Eastern Highway
- 1.9km to Crown Casino
- 2.9km to Optus Stadium
- 4.1km to Belmont Forum & Reading Cinemas
- 6.8km to Costco, DFO + Perth Airport
- 7km to Perth CBD

Please click the 'Get In Touch' button to register your interest or to inspect, alternatively phone Toby or Andrew directly to discuss further.