

**62 Campbell Street, Rivervale, WA 6103**

THE AGENCY

**Sold House**

Wednesday, 12 June 2024

62 Campbell Street, Rivervale, WA 6103

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 477 m2**

**Type: House**



Vanessa Naso  
0419942106

**\$880,000**

Step into the epitome of modern living with this fully renovated, immaculately presented 3 bedroom, 2 bathroom home, nestled on a generous 477m<sup>2</sup> parcel of land. Boasting a perfect fusion of luxury and functionality, this home offers a lifestyle of comfort and convenience in the highly sought after leafy pocket of Rivervale. As you enter, you are greeted by the seamless integration of space and style. This home has been completely renovated to perfection like stepping into a brand-new build. Two separate well sized living areas plus a study provide ample space for both relaxation, recreation & work / study from home with comfort & privacy in mind. All the features you could want, have been considered with a well thought out floor plan. There is nothing to do but move in. You will appreciate the heart of the home being the kitchen. Featuring top of the line appliances including a dishwasher and smart oven, stone benchtops, and an induction cooktop. Promising a culinary experience like no other. In addition, you will find a versatile laundry/butler's kitchen, catering to your every need with ease. Indulge in luxury with the huge master suite overlooking the front landscaped gardens and ensuite for convenience. The family bathroom nearby boasts a large bath, well designed inside the big shower space making cleaning after bath time a breeze. All the bedrooms are of very good size with built-in robes, offering versatile accommodation options for the whole family. The presence of three toilets in the home adds to the convenience of daily living. Experience year round comfort with the state of the art smart ducted reverse cycle air conditioning, ensuring optimal temperature control throughout the seasons. Every detail has been meticulously attended to, with new window treatments, ceilings, cornice, and insulation, enveloping the home in a cocoon of tranquility and efficiency. Your safety and security are paramount, with TiOC security cameras providing top tier surveillance, complemented by smart lighting and a fully automated reticulation system, ensuring low maintenance and peace of mind at all times. Parking is a breeze with a 6m wide roller door, allowing convenient access to the spacious parking area behind. Plus space for extra cars in the driveway. The front and rear landscaped gardens offer a serene escape, perfect for relaxation or entertaining guests. The backyard has been designed for multiuse with the garage acting like an extra under cover space for entertaining flowing out to the rest of the yard. Styled with the perfect combination of paving and lush lawn. Imagine the gatherings you could host here! Storage woes are a thing of the past with two sheds providing ample outdoor storage space. What a location! Close to all amenities, you will enjoy everything this area has to offer! Local schools, parks, major roads and freeways just minutes away. Rivervale Primary, St Augustine's, Ursula Frayne and Belmont City College to name a few. Local and major shops, Restaurants, Cafe's, The Victoria Park cafe / shopping strip, Perth CBD, Perth Airport, Optus Stadium, Crown Entertainment Complex, and the upcoming Goodwood development which includes a new shopping and cafe precinct. All easily accessible within a short drive. What more could you want?! Council Rates : \$1706 P/A Water Rates : \$1555 P/A Experience the epitome of contemporary living here. Contact Local Listing Agent Vanessa Naso 0419 942 106 for more information. Don't miss your chance to secure this exquisite property and embrace a lifestyle of luxury and convenience. 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.