

62 Francisco Street, Rivervale, WA 6103



House For Sale

Tuesday, 28 May 2024

62 Francisco Street, Rivervale, WA 6103

Bedrooms: 4

Bathrooms: 2

Parkings: 5

Area: 447 m2

Type: House



Adam Bettison

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From \$849,000

Welcome to this gorgeous four-bedroom home which is positioned perfectly nearby schools, parks, shops and only around 10 minutes to the Perth CBD. With large living areas throughout the home - include a separate family room, living room, dining area and meals area nearby the kitchen - you are blessed for space in this home, both indoors and out. To the exterior of the home, you have a massive backyard area to do with as you wish - with around 447 square meters altogether, you have plenty of room of your own! Come and explore 62 Francisco Street and see how this property could turn in to your new home...Property Highlights:- Four-bedroom, two-bathroom property- Approx. 447 square meters land size- Approx. 121 square meters built size- Undercover carport- Separate front family room- Meals area/nook nearby the kitchen- Large living and dining area- Split-system air conditioning- Built in robes to the bedrooms- Walk in robe to main bedroom- Large backyard with garden shed!- Secure gated yardInvestor Summary:- This property is currently vacant, and ready for immediate leasing out or move-in- Market rent for 62 Francisco Street is approximately \$750 per week- HouseSmart Real Estate is highly active in Rivervale and the surrounding areas - with an office in nearby Belmont! - and can provide high-quality property management services, from settlement and beyond!To the exterior of this home, you will find a secure parking area under the carport, with gates providing access to the yard, and fencing surrounding the home. If you have an extra car, boat, caravan or trailer, just drive on through to park it! The carport area adjoins the home and roofing, so could easily be substituted as an outdoor patio area if you are not using it as a car space. Next to this carport, you have a sizeable lawn area, ready for you to put down some plants, or as a place for kids and pets to play. The garden shed here provides storage room for your tools and goods, and the clothesline is perfect for hanging out your clothes.To the interior of the home, you are welcomed in to the entry area, which is separated from the family room with a half-wall, and opening up to the other side is the breakfast nook/meals area. The hallway leads down past the primary bedroom, and on to the main dining area. The two minor bedrooms are positioned towards the rear of the home, whilst the third bedroom - which would be well suited to a study, if not using it as a bedroom - is positioned just off the family room.Each bedroom is a very good size, with the primary bedroom being the largest. Being positioned towards the front of the home, it has a nice view out to the front yard, and the other bedrooms also have good sized windows to allow in plenty of natural light. This main bedroom features it's own walk in robe, whilst the minor bedrooms all have built in robes where you can store clothes and goods. The main bedroom also has it's own ensuite with a shower, whilst the main bathroom - positioned near the minor bedrooms - has a shower plus separate bath. There is also a laundry plus separate toilet.The kitchen is the hub of the home, with plenty of room for cooking of all your favourite meals. Featured in this kitchen area is built in gas hotplates, stainless steel sink, built in pantry, and plenty of cabinetry. This kitchen looks out over the living area and is positioned close to the dining area for dishing up meals.The dining, living and kitchen areas are all kept cool with an air conditioner blowing a nice breeze. You can also open the sliding door for more air. This sliding door opens out to the outdoor area so you can easily keep an eye on the kids.Rivervale is a predominately residential suburb, with a family-friendly lifestyle (REIWA). Rivervale Primary School is only a couple hundred metres down the road, and to the other end of the street you have the Rivervale Community Centre, playground and oval. IGA Rivervale covers your essential shopping in under approx. 10 minutes walk, and the larger Belmont Forum is only around 5 minutes drive from the home. The City of Belmont is known for it's many parks and schools, with several around the area - come for a drive and explore this wonderful suburb!Whether you are looking for your first home or dream home, this property provides a great layout, large land size and is situated in a prominent location to give you the best start in your new property. If you are looking for an investment, then this home may be for you, with secure fencing and a low-maintenance yard being highly desirable features, and an approximate rental rate of \$750 per week. What will you do with this property? Whatever your plan, don't miss out on this great opportunity - make a booking to view today!