

7/34 Knutsford Avenue, Rivervale, WA 6103



Townhouse For Sale

Thursday, 30 November 2023

7/34 Knutsford Avenue, Rivervale, WA 6103

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 110 m2

Type: Townhouse



Andrew Huggins
0892773555



Toby Huggins
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From \$559,000

Relax & enjoy your life in this easy care modern 4 bedroom, 2 bathroom townhouse offering a low-maintenance lifestyle + ultra convenient location. This property is primed for those who want to be close to everything. You are just a short walk to local shops, cafes, restaurants and public transportation is easily accessible. Belmont Forum is 2kms away. All main roads are a hop, skip & jump - giving you access to all that Perth offers including the Perth Airport. Pack your bags & move right in, this property is ready and waiting for you. The property:

- Cream brick & tile construction, built in 2007
- Well maintained complex of 8 residences
- Fully paved portico
- Security screen doors
- Entrance hallway
- Neutral & modern design with quality fixtures
- Surface mounted downlights
- Tiling to downstairs + wet areas, near new carpets upstairs
- Cream vertical blinds throughout
- Light filled tiled open plan kitchen, dining & lounge with TECO inverter air conditioner
- Open living area has direct access to alfresco
- Centrally appointed kitchen with stainless steel appliances, four burner gas cooktop, dishwasher recess + built in pantry
- LARGE main bedroom includes TECO inverter air conditioner, walk in robe + ensuite
- Minor bedrooms include built in robes - x2 with floor to ceiling mirrored robes
- Main bathroom includes shower with separate bath
- Laundry with access to side of home/clothesline with guest powder room
- x3 toilets (1 downstairs + 2 upstairs)
- Undercover paved alfresco area
- Gated side access to property
- Colourbond fencing
- Double garage with remote entry + access to side of property
- Lockable store room
- VULCAN hot water system
- Solar power system with back up battery

• 280m² ** This townhouse is positioned on the quieter side of the complex and does not back onto Francisco Street ** Invest or nest - this property is perfect to enjoy yourself or to find the perfect tenant, with an estimated rental return of \$675 - 700.00 per week. Please click the 'Get In Touch' button to register your interest or to inspect, alternatively phone Toby or Andrew directly to discuss further.