

# 7/88 Alexander Road, Rivervale, WA 6103



## House For Sale

Thursday, 14 December 2023

7/88 Alexander Road, Rivervale, WA 6103

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 201 m2**

**Type: House**



Jacinta Richmond  
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## Offers over \$630,000

Be the first to inspect this very large double storey townhouse which showcases a modern finish throughout. Practical and cleverly designed for low maintenance living, this home has a very broad appeal is equally suited to executive couples, families, downsizers and the astute investor. The high ceilings and neutral décor and light-filled rooms give this home a wonderful feel. The features of the ground floor include a large entrance hall, an open plan family/ dining which are overlooked by a very spacious designer kitchen that is well equipped and includes stainless steel appliances. The functional laundry offers ample cupboards and direct access to the drying area, a covered private courtyard (outdoor alfresco area) has an external gas bayonet for a heater and an external barbeque. There is a powder room for guests, and shoppers entry which gives direct access to the double lock up garage. Upstairs comprises of four large bedrooms all include built in robes, master with ensuite and walk in robe. The second bathroom is very spacious with a bath and a separate shower. There is also a separate toilet. Extras include two split system air conditioners, an alarm system, gas cooking, gas HWS, three toilets, and an energy efficiency rating (EER) of 6 stars. Leased at \$510.00 per week until 14/02/2024. All perfectly positioned close to Belmont Forum shopping Centre, Belmont Oasis Leisure Centre, Transport, Graham Farmer Freeway, Optus Stadium and 7 kms to the Perth CBD! Approximate Quarterly Outgoings: Water Rates: \$343 Council Rates: \$499 Strata Levies: \$620