

**8 Harford Avenue, Viveash, WA 6056**

THE AGENCY

**Sold House**

Saturday, 24 February 2024

8 Harford Avenue, Viveash, WA 6056

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 1**

**Area: 809 m2**

**Type: House**



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**\$620,000**

Situated in a quiet street within a short stroll to the Swan River, La Salle College and beautiful parklands, this sweet and simple home would make the perfect starter or investment. Boasting a quaint 4 bedroom home with a renovated kitchen and bathroom on a huge 809sqm block, you can add your own special touches and create your dream home, or simply land bank for the future. Be quick as this is entry level buying for this booming riverside suburb!

4 bedroom and 1 bathroom cottage  
Renovated and spacious kitchen  
Cosy lounge room with wood fire  
High ceilings & solid Jarrah flooring  
Renovated central family bathroom  
Enclosed patio or second living area  
Carport and 2 outdoor storage sheds  
Huge rear yard for the kids/furbabies  
Private and spacious decked porch

Huge 809sqm block close to River  
Why rent, when you can own your own home? Whether you are an investor, first home buyer, or a savvy handy-person looking for a renovation project to flip, this beauty ticks all of the boxes!

A flowering plumbago hedge fronts the home and ensures privacy from the street. Step inside from the large carport to a spacious formal lounge room where solid Jarrah flooring and high ceilings feature. A slow combustion wood fire makes a nice focal point in this space and there is direct access out to the front decked verandah. The renovated kitchen adjoins this area and is sure to please the home chef. It has stone bench tops, plenty of cupboards for storage, a dishwasher and 900mm gas range cooker. The main home comprises three bedrooms and a renovated bathroom. A garage conversion sees a fourth bedroom located at the front of the home and a fully enclosed patio connects this room to the residence. The patio provides a great living space and is perfect for entertaining. The gardens are established and a magnificent frangipani takes pride of place in the rear yard. There are 2 sheds (one with power) for storage and plenty of space to let your green thumb go wild!

Blocks of this size in this location do not last long on the market so you will need to be quick to be the next lucky owner of this rare offering!

For more information or to arrange to view please contact LINDA SMITH - 0402 641 022  
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