

9 Selwyn Place, Rivervale, WA 6103



House For Sale

Friday, 3 May 2024

9 Selwyn Place, Rivervale, WA 6103

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 377 m2

Type: House



Andrew Huggins
0892773555



Toby Huggins
0892773555

From \$659,000

This property is the perfect recipe to add to your investment portfolio ... low maintenance, conveniently located, well presented and tenanted until February 2025 so you don't have to lift a finger just purchase and start receiving your rental income! The current rent return is \$490.00 per week with an option to increase at the 6 month period by no more than 25%. What are you waiting for?!? The property:

- Cream brick & tile constructed home
- Built in 1999
- Four bedrooms, two bathrooms, two living spaces
- Neutral & modern design
- Paved portico
- Roller shutters throughout
- Shoppers entrance
- Floating floorboards
- Light filled open plan kitchen, dining & lounge with air conditioner
- Separate front lounge with air conditioner
- Centrally appointed kitchen with breakfast bar, stainless steel appliances, five burner gas cooktop, dishwasher recess, abundance of storage throughout, built in pantry, double sink with flick mixer tapware
- LARGE main bedroom with walk in robe + Ensuite
- Minor bedrooms include built in robes
- Fully tiled low maintenance bathroom includes bath
- Separate toilet off laundry
- Laundry with storage + access to side of home
- Fully paved patio
- Double garage
- Additional parking to front
- Security screen doors
- PRODIGY gas hot water system
- Reticulation
- Colourbond fencing
- 377m²A current tenant resides at the property until 5th February 2025 at \$490.00 per week.

The location:

- 2 minutes to major roads including freeway + Kooyong Road shops
- Within the vicinity of Rivervale Primary, St Augustine's, Ursula Frayne + Belmont City College
- 3.5kms to Belmont Forum, Restaurants, Cafe's + Victoria Park cafe strip with shopping, Restaurants, Cafe's
- 5.5 kms to Perth CBD + Perth Airport

Please click the 'Get In Touch' button to register your interest or alternatively phone Toby or Andrew directly to discuss further.