

# 90 Campbell Street, Rivervale, WA 6103

## House For Sale

Thursday, 18 April 2024



90 Campbell Street, Rivervale, WA 6103

**Bedrooms: 3**

**Bathrooms: 1**

**Area: 696 m2**

**Type: House**



Kristie Simpson  
0439984620

## FROM \$749,000

One of the most loved and well maintained homes on Campbell St, this special property offers a 3 bedroom solid home with amazing potential for a little facelift. The property offers those looking for a family home the best avocado, mango, orange and fig trees along with a beautiful grapevine, simply add your own landscaping additions to make the most of the large block. Want to make the most of the R30 Zoning? Retain the home, subdivide, enclose the existing front yard THEN build or sell the land to the rear- the property is on a corner site which means two separate homes with their own street frontage is achievable. Features include:- 3 bedrooms- 1 bathroom- Separate toilet- Large formal living area- Flow from the kitchen and dining to the living, a sense of open plan is achieved with even more potential if renovations are undertaken- The property sold is sold as is, including some large furniture items. Only personal belongings will be removed as the owner is upgrading furniture- Very secure home, with security cameras, alarm system and security shutters to all bedrooms and living room- Bore and reticulation throughout- Rental appraisal \$600 - \$650 Rates: - Council \$1491.22- Water \$911.44 Further enquiries are available to Kristie Simpson, the first home will be open on Saturday 27th April as advertised.