

**90A St Kilda Road, Rivervale, WA 6103**

THE AGENCY

**House For Sale**

Tuesday, 23 January 2024

90A St Kilda Road, Rivervale, WA 6103

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 458 m2**

**Type: House**



Anil Singh

0423276674

## Auction

OPENN NEGOTIATION (FLEXIBLE) LIVE ONLINE AUCTION FINAL BIDDING STAGE 6:30PM 7/02/2024. (Property can sell prior without notice)\*\* Log into OPENN.COM.AU and register to observe and watch it LIVE for free\*\*\*\* You MUST be qualified to bid! Contact Anil to find out how\*\*Come home to modern style and convenience with this stunning three-bedroom, two-bathroom home nestled in an excellent pocket of Rivervale. Offering a thoughtful open plan design, fantastic finishes throughout and ample space for a growing family, this home delivers it all. Enviably positioned just moments from the city, great schools and renowned amenities, a fabulous lifestyle awaits!Set back from the leafy streetscape, an exposed brick facade adorned by manicured lawn and gardens, makes a welcome introduction. Upon entry, high ceilings and elegant timber-look flooring frame the gallery creating a calming sense of space. Three double sized bedrooms all with built-in robes ensure ample space for a growing family. A separate lounge delivers an excellent space in which to unwind, and could also be utilized as a fourth bedroom.The focal point of the home is the expansive open plan kitchen, living and dining room which presents a fantastic space for family togetherness. The country-style kitchen is complete with a wrap around bench top, ample bench and cupboard space and a breakfast bar.The home beautifully transitions from indoor to outdoor living with a spacious alfresco covered by a pitched roof. Beyond this, a sprawling grassed area delivers a great setting for kids to run around and make memories.The perfect property for your family, this is not one you want to miss! Contact Anil Singh today to register your interest!Property features: Three double-sized bedrooms with built-in robes Separate enclosed lounge room or fourth bedroom Open plan living room (kitchen, family and meals) Stainless steel appliances including dishwasher Ample prep and storage space to kitchen plus a breakfast bar 30-course ceilings and skirtings boards throughout Ducted air-conditioning plus reverse cycle split system units to bedrooms Timber look flooring to main living areas Living area opening out onto alfresco area Paved alfresco with built in BBQ (near new) Pitched patio with cafe blinds Reticulated manicured gardens Solar panels Upgraded wiring for home communication system Raised garden beds perfect for growing your own vegetables Double lock up garage with ample of built in shelving Water line to garage for 2nd fridge/freezer 456sqm block Built in 2001Location Features: 7km from Perth CBD Short distance from Crown Entertainment Precinct, Optus Stadium and Perth Airport Easy access onto Great Eastern Highway and Orrong Road Minutes away from Belmont Forum Shopping Centre and Belmont Oasis Close to Rivervale Primary and St Augustine's Primary SchoolDisclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.