

**92 Campbell Street, Rivervale, WA 6103**

THE AGENCY

**Sold House**

Friday, 25 August 2023

92 Campbell Street, Rivervale, WA 6103

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 713 m2**

**Type: House**



Cameron Hall  
1300243629



Paul Brookes  
1300243629

**\$670,000**

**\*\*\* UNDER STRICT INSTRUCTION FROM THE VENDOR... THE PROPERTY MUST BE SOLD!\*\*\*R30 DUPLEX POTENTIAL (S.T.C.A) SOLID... 60's build brick and tile character home sitting on a big 713sqm flat GREEN TITLE block. Situated in a park side location on a highly sought-after street this gem boasts 3 spacious bedrooms, 1 bathroom with a bathtub, reverse cycle air-conditioning, side vehicle access to the backyard and outstanding street appeal. This prime location offers an incredible lifestyle with access to main roads, public transport, shopping centres, parks, the airport, public and private schools, cafes, sporting facilities and the Perth CBD. You have multiple options here, renovate, rent out or develop. This is an opportunity not to be missed! Setting this property apart is the 713sqm flat block. Dimensions: 36.57m width and 19.49m frontage. With the highly desired location and development potential this home will not last long! Features Include: 3 spacious bedrooms School & park side locationSolid 1960's built brick and tile character home Generous living and dining space Reverse cycle air-conditioning Large backyard with paved patio and alfresco area Side vehicle access 713sqm big Block zoned R30 Development potential (S.T.C.A) Outstanding location Property is currently leased to very good tenant at \$480 per week until 17/3/2024 Per Annum rental yield \$24,960 approx.Rates: Council Rates - TBA Water Rates - \$1126.89 per annum.\*Property to be sold on as `As Is` basis\*For prompt, further information including viewing times please contact LOCAL LISTING AGENTS Cameron Hall on 0406726104 or Paul Brookes On 0408940156. Service with a smile!Disclaimer: 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.**