

**11/5 Hawksburn Road, Rivervale, WA, 6103**



**Apartment For Sale**

Monday, 28 October 2024

11/5 Hawksburn Road, Rivervale, WA, 6103

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



Andrew Huggins  
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Sim Singh

## Your Dream Apartment Escape with a Spacious Balcony Awaits!

Imagine sipping your morning coffee on your balcony, soaking in the serenity of the day framed by lush greenery of the tree lined street. Whether you're seeking a savvy investment or the perfect new home, this stunning property embodies the ideal blend of comfort and convenience. With the option to keep the current tenant ... this exquisite apartment opens the door to a world of possibilities.

Positioned in an unbeatable location, you'll find yourself just moments from the enchanting Swan River, Perth Airport, and the vibrant Burswood Entertainment Centre. Imagine enjoying the best of both worlds: a peaceful sanctuary only 5km from the dynamic Perth CBD. This apartment isn't just a residence; it's a lifestyle choice. Revel in exclusive amenities while you unwind in your spacious living area or take advantage of the superb facilities the complex has to offer - modern luxury awaits you at every turn.

Step outside and dive into a wealth of activities right at your fingertips. Envision sunny afternoons spent fishing, kayaking, or taking leisurely strolls along picturesque riverside pathways. With local shops, cafes, and restaurants just a stone's throw away, everything you desire is within easy reach. Plus, with Ascot Racecourse nearby and main roads offering quick access to the heart of Perth, you'll truly enjoy the best of city living while relishing the serenity of your surroundings.

Welcome to 11/5 Hawksburn Road, Rivervale ... where your extraordinary lifestyle begins!

### The property:

- Well maintained secure complex
- Fob/remote access to the building
- CCTV system to building + audio intercom system
- First floor luxury apartment
- Two bedrooms, two bathrooms
- Neutral & modern design
- Quality roller blinds throughout
- Surface mounted LED downlights
- Stunning hardwood flooring throughout
- Light filled open plan kitchen, dining & living area with reverse cycle TOSHIBA air conditioner
- Sleek modern kitchen with breakfast bar, stainless steel BOSCH appliances, dishwasher, stone benchtops, microwave recess, built in pantry, abundance of storage throughout, built in microwave recess
- Master suite includes reverse cycle TOSHIBA air conditioner, walk in double robes leading to ensuite with shower, vanity + toilet
- Second bedroom with walk in robe
- Main bathroom with shower, vanity, toilet
- European style laundry with FISHER N PAYKEL dryer included
- Large spacious private balcony with seamless indoor to outdoor flow from living area
- Electric hot water system
- Single car bay with remote security gate access
- Lockable storeroom
- 69m<sup>2</sup> - internal living size / 21m<sup>2</sup> - balcony
- Swimming pool, air-conditioned gym, garden and BBQ area

### The location:

- Walking distance to Eastgate IGA includes multiple takeaway options, gym + a medical centre
- 100 m to restaurants and bars
- Bus stop on Great Eastern Highway
- 2 km to Crown Casino
- 3 km to Optus Stadium

- 5 km to Belmont Forum & Reading Cinemas
- 7 km to Costco, DFO + Perth Airport
- 6 km to Perth CBD

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

DISCLAIMER: Whilst every care has been taken with the preparation of the particulars contained in the information supplied, believed to be correct, neither the Agent nor the client, guarantee their accuracy. Interested buyers are advised to make their own enquiries and satisfy themselves in all respects. The particulars contained are not intended to form part of any sales contract.