

**31/9 Hawksburn Rd, Rivervale, WA 6103**



**Apartment For Sale**

Wednesday, 19 June 2024

31/9 Hawksburn Rd, Rivervale, WA 6103

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



Lee Tamblin  
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## Mid To High 500s

Discover the ultimate blend of luxury, lifestyle, and location with this stunning Tribeca East apartment. Perfect for both investors, downsizers or first home buyers, this spacious and well-maintained property offers an exceptional living experience. Located just a short drive from Perth City, The Crown Entertainment Complex, and Perth airports and within walking distance to the train station and bus stops, the convenience is unparalleled. This 2nd floor apartment features an unusually large 94sqm of space offering a two bedroom, two bathroom layout with separate laundry and study area, all providing a generous space in comparison to most other apartment designs. Residents can enjoy access to luxury amenities including a pool, gym and multiple social areas within a fully secured complex. The current tenant is due to move out on the 1st July and will be sold with vacant possession, meaning this property would suit an owner occupier or investor, with a potential rent of \$650 to \$680 per week. Disclaimer: As the property is currently tenanted the images are for illustrative purposes only and not of the actual apartment itself, although the agent is satisfied they do accurately reflect the condition of the apartment (albeit the photos show the mirror image. The floorplan depicts the actual layout

Features: \* Samsung keyless electronic entry door \* High quality finishes and fixtures throughout \* 2.8m high ceilings \* Open plan kitchen, dining and family area \* Stunning modern kitchen with stone benchtops, plenty of storage inc overhead cupboards \* Soft-close cupboards & drawers \* Stainless steel dishwasher & oven with black electric cooktop \* Separate study area with desk \* Large master bedroom with large WIR and good size ensuite \* Large double size minor bedroom with built in robe \* Main bathroom and separate laundry with condenser dryer included \* Split system reverse cycle air conditioning to living & master bedroom \* Integrated NBN & Foxtel ready \* LED downlights throughout including balcony \* Large entertaining size balcony \* Secure undercover car bay \* Secure storeroom \* Easy access to public transport, Aloft Perth Hotel, and Perth Optus Stadium \* Close to local shops, restaurants, and cafes \* Low maintenance lifestyle \* Total Strata Area: 131sqm \* Internal Area: 94qm \* Balcony: 18sqm \* Car Bay: 2.5 x 5.5m (14sqm) \* Store Room: 5sqm Financials: \* Council Rates: \$2,100 per annual (approx) \* Water Rates: \$1,200 per annum (approx) \* Strata Levies: \$931.60 per quarter (inc \$127.30 reserve) Disclaimer: As the property is currently tenanted the images are for illustrative purposes only and not of the actual apartment itself, although the agent is satisfied they do accurately reflect the condition of the apartment (albeit the photos show the mirror image. The floorplan depicts the actual layout

Property Code: 117