

16 Veronica Street, Riverton, WA, 6148

House For Sale

Friday, 30 August 2024

16 Veronica Street, Riverton, WA, 6148

Bedrooms: 3

Bathrooms: 2

Parkings: 6

Type: House



Sandra D

THE OPPORTUNITIES FOR THIS PROPERTY ARE ENDLESS

Duplex/Granny Flat \$\$\$\$ Potential - Rossmoyne High School Zone.

Team Mike P and Sandra D are excited to present this house for sale in the heart of Riverton, 16 Veronica Street. This property isn't just another listing - it is a real estate opportunity, perfectly positioned side onto the tranquil Ada park. This fantastic SOLID family residence is zoned R25, with a block size of 802sqm. Offers great indoors and outdoor living spaces for the whole family to enjoy. Spacious interior perfectly combines period features with stylish renovation and ready for you to move in and enjoy. Practical & flexible floor plan includes undercroft lock up garage for 2 cars with + extra double high-roofed carport. Loads of room for parking work vehicles, caravans, boats or trailers. Separate living areas, 3 bedrooms (possible 4 bedroom), 2 bathrooms, 2 toilets.

It has SO MUCH potential! With this unique property, you can with little conversion make it 4 bedroom, or - you can retain and build at the rear, or - you may choose to convert the current rear large stand alone room to be a 2 bedroom granny flat (subject to approval) and rent out to make some money \$\$\$\$ - or - simply keep everything as it is and enjoy the benefits at hand, the choice is yours how to make it suit you.

Imagine waking up to the nature life sounds from the tree lined Ada Park next door in this solid '2 story' home. Yes, 2-storey due to the huge usable area below ground - garage/gym, workshop area and also loads of storage capacity. Circa 1966 and renovated family home with all the must have amenities close by. Only 200m to Riverton Primary School, Just a short walk to the popular Riverton Reserve, which is also where Riverton Leisureplex & Library is located. Very close to Riverton Forum Shopping Centre, Rustico Gourmet Grocer, Lo Quay River Café & Canning River. Close to the bus stop with a direct route to Curtin Uni & Perth CBD. Furthermore, a choice of quality public & private schools, multiple recreational parks are all within a short walking distance.

ACCOMMODATIONS, BENEFITS & SPECIAL FEATURES INCLUDE ON POINT:

GROUND LEVEL:

- Elevated verandah entrance
- Tiled walk in greeting entrance area
- Kitchen - Newly renovated, light, bright & spacious, with stone benchtops quality new appliances, rangehood exhaust, dishwasher, double sink, tiled splashbacks, fridge/freezer recess, pull out double bin draw, loads of other cupboards & draws
- Meals area adjacent to kitchen
- Front lounge sitting/TV room with split system wall air conditioner and polished jarrah floors
- 3 bedrooms with polished jarrah floors, 2 are particularly large with built in air conditioners
- Renovated main bathroom with hobless shower, double towel rail, vanity sink cabinet, tiled to ceiling, heat light/exhaust fan, inset mirror wall cabinet
- Separate toilet
- 2nd Bathroom - renovated in style with shower glass cubicle, 2nd toilet and corner vanity
- Rear tiled Family/living area with wall air conditioner (**which could be converted into 4th bedroom with little renovation)
- Laundry renovated - offers double freestanding cupboard + extra built-in floor to ceiling double sliding door linen/storage cupboard

FREE STANDING REAR DOUBLE BRICK & TILE ROOM:

- 60 M2 of extra living space which could be converted into granny flat which already offers, lights, power, air conditioner, sliding glass door, window, roller shutters and single door opening with security screen door

UNDER CROFT:

- Remote controlled garage door entrance for 2 car parking and additional rear entry/exit door to upstairs living
- Currently set up as Gym room which can be converted back into garage
- Cellar - which is everyone's dream to have
- Workshop area
- Storage area

OUTDOORS:

- Lock up garage with new garage door motor - super quiet, and rear door access
- Double extra height & wide peaked carport

- In total parking for 6 cars (4 undercover)
- Bore reticulation
- Extensive patio entertaining with outdoor sink
- Built in brick Pizza oven with chimney
- Large garden shed
- Orchard of fruit trees that include mango, lemon, fig, olive, navel orange, mandarin, bay leaves, icecream bean, curry leaf and both black & green grape vines

OTHER FACTS:

- 802 m2 block with 19.6m frontage
- Zoned R25
- Solar Panels
- Solar hot water system
- Electric Roller shutters to all windows and sliding doors
- Side access
- Council Rates: \$1726 approx pa
- Water Rates: \$1026 approx pa

Please call your Riverton exclusive agents "Team Mike & Sandra D" for any further information you may wish to discuss.

Mike: 0402 012 855 / Sandra D: 0408 655 622 or

Email us on mike.sandrad@harcourtsfocus.com.au