

1B Riverton Drive, Rossmoyne, WA 6148



House For Sale

Wednesday, 10 July 2024

1B Riverton Drive, Rossmoyne, WA 6148

Bedrooms: 2

Bathrooms: 3

Parkings: 4

Area: 1060 m2

Type: House



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Offers From \$2,599,000

ACCOMMODATIONThe charm of a unique floorplan and spectacular views make living in this Rossmoyne Tudor-style property an exceptional experience. This one-of-a-kind location, opposite Creekview Park, presents a once-in-a-lifetime opportunity to experience an atmosphere of serenity and space. The large, elevated 1,060sqm block has potential for subdivision, allowing for the creation of two 450sqm-(approximately) sized blocks, each with 17.5m frontage (approximately). Imagine enjoying river views from a single level or 180-degree vistas from a two-storey home once subdivided and built. The proximity to Creekview Park at your doorstep enhances the peaceful ambiance, making it an ideal setting for relaxation and leisure.*Front door faces in a South-west direction*The home itself has been thoughtfully renovated to embrace a modern, open design that maximizes the stunning views of Creekview Park and the Canning River. The attractive porcelain tiled foyer with double wooden doors featuring oval-shaped tinted windows sets a welcoming tone. The expansive open area, inclusive of a family room, kitchen, and dining space, boasts double sliding door access to an alfresco entertainment area. The games room could also function as a home theater or another bedroom as it has an adjoining bathroom with toilet.The kitchen is a highlight with quality stone benchtops and Blanco appliances. A quaint sunroom off the family room offers a perfect spot for soaking in the sun and appreciating the park views. The east wing of the home includes a large family area, study/nursery and laundry. There are two main bedrooms. - One with a walk-in robe and Spa ensuite with sliding door access to park and the Potential to convert to 2 bedrooms because of size -

Second is on other side of the home and also has its own separate ensuite with toilet The thoughtful layout has carpet throughout, ensures comfort and functionality.**FEATURES & BENEFITS**- 1,060sqm block zoned R20 with subdivision potential (subject to WAPC & council approval)- Potential for a third bedroom with its own walk-in robe (see floorplans)- Currently study- Brick feature gas fireplace to the lounge area- Beautiful alfresco area- limestone paving- Saltwater swimming pool (28,000 litres)- Abundance of fruit trees, including mango, orange, apple, fig, lemon, avocado, longan, custard apple, persimmon, lime, lemongrass, sugar cane, and curry leaf- Reticulated garden from Bore- Large garden shed- 18 solar panels (3.25kw system)- Solar hot water system with electric backup- Double garage with shoppers' entrance to the kitchen/dining area- Double carport for extra parking**LOCATION**Located in the sought-after suburb of Rossmoyne; home to the prestigious Rossmoyne Senior High School, this property is an ideal place to raise a family. The picturesque Canning River is just a stone's throw away, with pathways and cycleways running the length of the waterfront. You're set just minutes away from the Rossmoyne Primary School, local shops (including restaurants, cafes, and an IGA/Tucker Fresh), sporting facilities, and public transport links, whilst being surrounded by parklands. Perth CBD, Curtin and Murdoch Universities, Bull Creek Train Station, and much more, are all within a 15-minute drive. **CONTACT**Represented by Mark Thompson: For more information about this home, or to discuss your options, text '1B Riverton Drive' to 0417 710 777 for your free digital brochure.