

**25 Alexander Road, Rivervale, WA, 6103**

**House For Sale**

Saturday, 24 August 2024



25 Alexander Road, Rivervale, WA, 6103

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Steven Webster  
0894742000



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## STUNNING FAMILY HOME WITH ENDLESS OPTIONS FOR THE FUTURE

Discover the epitome of modern sophistication in this beautifully crafted single-level home, nestled in the heart of Rivervale with the bonus of being located on a huge 1004m<sup>2</sup> block. Adorned in an elegant palette of whites and greys, this residence, built just five years ago, is a testament to timeless design tailored for today's modern buyer.

Upon arrival, the striking red front door warmly welcomes you, leading into a bright, expansive hallway that sets the tone for your journey through this exquisite home. The open-plan kitchen, dining, and family area boast high ceilings, creating a spacious and inviting ambiance. The living area seamlessly extends to a secluded courtyard, offering a perfect sanctuary for relaxation and alfresco family gatherings.

This thoughtfully designed home features three spacious bedrooms and two well-appointed bathrooms, with convenient internal access to the double lock-up garage. Every detail has been considered to blend practicality with luxury.

### Notable Features:

- Unique, well-designed home on a 1004m<sup>2</sup> parcel of land, with potential for sub-division (subject to BCC or WACP planning approval)
- Chef's kitchen with stone benchtops, ample storage, and premium appliances
- Large laundry with stone benchtops and additional storage
- Reverse cycle air conditioning living area
- Premium appliances, including a dishwasher and stainless steel fittings
- Rear yard access via the garage and side gate
- 4-burner gas cooktop with subway tile splashback
- Stunning pendant lights over the benchtop
- Large guest powder room
- Extra large ensuite shower with tiled seat
- Large walk in wardrobe
- Waterfall shower head
- NBN connectivity
- Gas points and water in alfresco area
- Secure double garage
- Low-maintenance gardens
- Security cameras and alarm system

Conveniently located just 6 kilometres from the Perth CBD, this home offers easy access to Optus Stadium, Crown Perth Entertainment Precinct, Swan River, East Perth, and Gloucester Park. Enjoy the vibrant café strip of Victoria Park, Belmont Forum, Belmont Oasis Swimming Complex, Reading Cinemas, and proximity to both domestic and international airports, as well as Ascot and Belmont Racecourses, and Mineral Resource Park.

Seize this opportunity to own a home that flawlessly combines style with contemporary functionality, providing a haven for the discerning buyer seeking sophistication and luxury. With the added potential for multigenerational living with the subdivision of the front lot, this residence truly offers it all.

City of Belmont | \$2,075 p/a

Water Corporation | \$1,242 p/a