

**32 Wavel Avenue, Riverton, WA 6148**

**House For Sale**

Thursday, 16 November 2023

32 Wavel Avenue, Riverton, WA 6148

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 728 m2**

**Type: House**



Mike P and Sandra D

**From \$1,049,000**

Team Mike P & Sandra D are excited to present this property situated at 32 Wavel Avenue, Riverton. Be quick to secure this "one owner" solid family with all the must have amenities close by. Just a short walk to the popular Riverton IGA shop. Easy close access to Riverton Forum Shopping Centre, Local Bunnings, Riverton Leisureplex & Canning River. Footsteps to the bus stops with a direct route to Curtin Uni & Perth CBD, or to the Bull Creek Train station. Furthermore, a choice of quality public & private schools, multiple recreational parks are all within a short walking distance. This fantastic family residence is with a block size of 728sqm, Zoned R40. Offers great outdoor living spaces for the whole family to enjoy. The interior perfectly combines period features with renovation and ready for you to move in and enjoy. Practical & flexible floor plan. Loads of room to park work vehicles, caravans or boats. ACCOMMODATION, BENEFITS & SPECIAL FEATURES INCLUDE:

- Verandah entrance
- Front open living/Lounge TV area
- Meals area
- Kitchen with gas hot plate cooking, wall oven, plenty of cupboards & marble benchtops
- 2 Larger than the usual bedrooms with built in cupboards
- BONUS: 3rd bedroom with own entrance plus small kitchenette and sitting area
- Large bathroom with separate spa bath tub and shower cubicle
- Laundry is spacious with cupboards and built in ironing board
- Ducted evaporative airconditioning

OUTDOORS:

- Bore reticulation
- Patio entertaining
- Garden shed
- Lush, well manicured gardens & fruit trees for pleasant afternoons

Contact your Local Riverton Exclusive agents: "Team Mike P & Sandra D". Ready to take your offer now, as this package will sell fast! M: 0402 012 855 S: 0408 655 622 or Email us: [mike.sandrad@harcourtsfocus.com.au](mailto:mike.sandrad@harcourtsfocus.com.au) To view a virtual tour, click on the link below: <https://my.matterport.com/show/?m=3Ej1J3X5GLM&help=1>