

5/34 Knutsford Ave, Rivervale, WA, 6103



House For Sale

Friday, 16 August 2024

5/34 Knutsford Ave, Rivervale, WA, 6103

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House

Quietly Tucked Away in the Corner: A Gem of a Townhouse

We are delighted to present this impeccably maintained double-storey townhouse, built in 2009. Featuring 4 bedrooms, 2 bathrooms, and a double garage with no shared walls.

Nestled in a small, exclusive group of just 8 homes, this property offers both privacy and superb location.

Tenanted Until Feb 2025, with excellent tenants who are eager to stay. Their level of care and presentation is exceptional

Downstairs Features:

- * Double garage with workshop space and direct access to the home through a shopper's entrance.
- * Welcoming entrance hall with a bedroom/study to the left-perfect for a home office.
- * Guest toilet and handbasin for your guests convenience.
- * Open-plan living area encompassing the lounge, dining, and kitchen, which flows seamlessly to an undercover alfresco area. The space is serviced by a split system air conditioner.
- * Modern kitchen with ample benchtop space, plenty of under-counter cupboards, and storage and dishwasher
- * Spacious laundry room with additional walk in storage cupboards and plenty of benchtop space.
- * Fully tiled in the downstairs area for easy maintenance.

Upstairs Features:

- * Carpeted stairwell leading to 3 bedrooms upstairs
- * Separate toilet at the top of the stairwell.
- * Two generously sized bedrooms, both with built-in robes and ceiling fans.
- * Family bathroom with a bath, shower and handbasin
- * Expansive master bedroom with an ensuite, featuring a shower, hand basin, and toilet. This room has its own split system air conditioning unit
- * All bedrooms upstairs are fully carpeted for comfort.

This property offers a true lock-and-leave lifestyle with minimal maintenance required. Whether you're looking for an investment with great tenants or a future home, this townhouse is a standout opportunity.

Superb location, positioned, 7.6km to Perth CBD, 7.9km to Perth Airports, 400m to Rivervale Primary School, 3.4km to Burwood Casino, 4.5km to Optus Stadium, 3km to Ascot Racecourse and 1.9km to your local shopping centre Belmont Forum which offers an array of shops, restaurants, movie theatres, everything your heart desire's

Dimensions:

Ground floor - 118sqm

Outdoor 82sqm

Upstairs 69sqm - TOTAL 269sqm

CALL MICHAEL SHEPPARD ON 0433 275 080 - FOR ANY FURTHER INFORMATION

VIEWING BY HOME OPENS ONLY

DISCLAIMER: Whilst every care has been taken with the preparation of the details contained in the information that has been supplied, which we believe to be correct, neither the Agent nor the client, guarantee their accur