

**9 Fitzroy Road, Rivervale, WA 6103**

**Sold House**

Friday, 24 May 2024



9 Fitzroy Road, Rivervale, WA 6103

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 683 m2**

**Type: House**



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## Contact agent

Nestled in one of the most sought-after areas of Rivervale, this property is a true gem and won't last long on the market. This charming circa 1950s home features solid jarrah floorboards, huge rooms, a fireplace, ornate 11-foot ceilings, and a spacious backyard complete with garden sheds. The property boasts a rare 683 m<sup>2</sup> block with a 2-bedroom, 1-bathroom home, recently renovated kitchen and bathroom that offers great potential for rental income or renovation. Located in the prestigious TOP END of Rivervale, you'll be within walking distance of the river, shops, and, for the more active, it's less than a 30-minute walk to Perth Stadium or Crown Entertainment Complex. The property also includes a large workman's shed with convenient side access to the rear. Take a drive through the neighbourhood and witness the impact of 20 years of underground power on the lush tree growth, and see firsthand the pride and investment homeowners have put into this leafy part of Rivervale. This property offers the perfect blend of land, location, and a charming home. Don't miss the opportunity to own a large block with immense potential and choices, just a short distance from the city. Conveniently located only 6 km from the Perth CBD, you'll have easy access to Optus Stadium, Crown Perth Entertainment Precinct, Swan River, East Perth, and Gloucester Park. A short drive will take you to key facilities including the vibrant Victoria Park cafe strip, Belmont Forum, Belmont Oasis Swimming Complex, Reading Cinemas, and both Domestic and International Airports. Plus, you'll be close to Ascot and Belmont Racecourses, as well as Mineral Resource Park. City of Belmont | \$ 1433 p/a Water Corporation | \$ 888 p/a