

# 21B Cleaver Terrace, Rivervale, WA 6103



## Townhouse For Sale

Friday, 17 May 2024

21B Cleaver Terrace, Rivervale, WA 6103

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 172 m2**

**Type: Townhouse**



Andrew Huggins  
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Toby Huggins  
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**From \$669,000**

If you long for a home of your own, make that dream come true in this stunning 4-bedroom, 2-bathroom double storey home ... the epitome of modern living and convenience! Be the first to inspect this property as its broad appeal is equally suited to families and the astute investor. Constructed in 2006, this property exudes a warm and welcoming ambiance from the moment you walk through the front doors. The light-filled interiors, neutral colour palette & various living spaces create a seamless flow throughout ... This is everything you need + MORE!! Don't worry either, no strata fees & plenty of savings with solar panels to the property to reduce your power bills. This beautiful home will also reward you with an outstanding location close to the Swan River, Perth Airport, Burswood Entertainment Centre, Optus Stadium and a short commute to the Perth CBD along with the vibrant cafe strip of Victoria Park, Belmont Forum, Belmont Oasis Swimming Complex, Reading Cinemas, Ascot and Belmont Racecourses. Welcome to 21B Cleaver Terrace, Rivervale! The property:

- Well maintained complex of 4 townhouses
- Cream brick construction
- Solar energy system
- Fully paved, rendered portico
- 4 bedrooms, 2 bathrooms, 3 living spaces
- Neutral & modern design with quality fixtures
- Wide double door entrance
- Walk in under stair storage
- Surface mounted downlights + feature lighting
- White VENTIAN blinds
- Timber look vinyl flooring features
- Near new carpets to bedrooms installed in 2022
- Light filled tiled open plan kitchen, dining & living area with reverse cycle air conditioner
- Front lounge with stunning French doors, floating floorboards, reverse cycle air conditioner
- Centrally appointed kitchen with breakfast bar, stainless steel appliances, 5 burner gas cooktop, BOSCH dishwasher, double sink with goose neck tapware, microwave recess, built in pantry
- Upstairs living space with floating floorboards
- LARGE main bedroom includes reverse cycle air conditioner, walk in robe + ensuite
- Minor bedrooms include floor to ceiling built in robes + reverse cycle air conditioner
- Main bathroom includes shower + bath
- Abundance of storage throughout
- Laundry with toilet adjoining
- x3 toilets in total (x1 downstairs, x2 upstairs)
- Undercover alfresco area with stunning timber & mosaic features
- Gable roof pergola
- Enclosed COLORBOND courtyard
- Reticulated easy care garden beds
- Double garage with gated access to rear of home
- VULCAN hot water system - near new installed in 2022
- 278m<sup>2</sup> - total lot size
- Built in 2006
- NO STRATA LEVIES!!

The location:

- 5 minutes to major roads including freeway + Kooyong Road shops
- Within the vicinity of Rivervale Primary, St Augustine's, Ursula Frayne + Belmont City College
- 2.5kms to Belmont Forum, Restaurants, Cafe's
- 3.5kms to Victoria Park cafe strip with shopping, Restaurants, Cafe's
- 8 kms to Perth CBD + Perth Airport

Invest or nest - this property is perfect to enjoy yourself or to find the perfect tenant, with an estimated rental return of \$700.00 - \$730.00 per week. Please click the 'Get In Touch' button to register your interest or to inspect, alternatively phone Toby or Andrew directly to discuss further.