

Sold



31/9 Hawksburn Rd, Rivervale



ULTIMATE BLEND OF LUXURY

Discover the ultimate blend of luxury, lifestyle, and location with this stunning Tribeca East apartment. Perfect for both investors, downsizers or first home buyers, this spacious and well-maintained property offers an exceptional living experience.

Located just a short drive from Perth City, The Crown Entertainment Complex, and Perth airports and within walking distance to the train station and bus stops, the convenience is unparalleled.

This 2nd floor apartment features an unusually large 94sqm of space offering a two bedroom, two bathroom layout with separate laundry and study area, all providing a generous space in comparison to most other apartment designs.

Residents can enjoy access to luxury amenities including a pool, gym and multiple social areas within a fully secured complex.

The current tenant is due to move out on the 1st July and will be sold with

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Price SOLD for \$592,500

Property Type Residential

Property ID 117

AGENT DETAILS

Lee Tamblin - 0466 250 944

OFFICE DETAILS

One Percent Realty WA

1003/162 Canna Drive Canning

Vale, WA, 6155 Australia

61 466 250 944

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vacant possession, meaning this property would suit an owner occupier or investor, with a potential rent of \$650 to \$680 per week.

Disclaimer: As the property is currently tenanted the images are for illustrative purposes only and not of the actual apartment itself, although the agent is satisfied they do accurately reflect the condition of the apartment (albeit the photos show the mirror image. The floorplan depicts the actual layout

Features:

- * Samsung keyless electronic entry door
- * High quality finishes and fixtures throughout
- * 2.8m high ceilings
- * Open plan kitchen, dining and family area
- * Stunning modern kitchen with stone benchtops, plenty of storage inc overhead cupboards
- * Soft-close cupboards & drawers
- * Stainless steel dishwasher & oven with black electric cooktop
- * Separate study area with desk
- * Large master bedroom with large WIR and good size ensuite
- * Large double size minor bedroom with built in robe
- * Main bathroom and separate laundry with condenser dryer included
- * Split system reverse cycle air conditioning to living & master bedroom
- * Integrated NBN & Foxtel ready
- * LED downlights throughout including balcony
- * Large entertaining size balcony
- * Secure undercover car bay
- * Secure storeroom
- * Easy access to public transport, Aloft Perth Hotel, and Perth Optus

Stadium

- * Close to local shops, restaurants, and cafes
- * Low maintenance lifestyle
- * Total Strata Area: 131sqm
- * Internal Area: 94qm
- * Balcony: 18sqm
- * Car Bay: 2.5 x 5.5m (14sqm)
- * Store Room: 5sqm

Financials:

- * **Council Rates:** \$2,100 per annual (approx)

* **Water Rates:** \$1,200 per annum (approx)

* **Strata Levies:** \$931.60 per quarter (inc \$127.30 reserve)

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