



3D/66 Great Eastern Hwy, Rivervale



CHIC RIVERSIDE LIVING

Discover the perfect blend of comfort, convenience and style in this modern ground floor apartment.

With direct river access from your private courtyard, this property offers an unbeatable lifestyle in a secure, low maintenance setting.

Beautifully presented throughout, there is nothing to do but move in and enjoy.

Whether you're stepping into the market, looking for a solid investment, looking to buy your first home or downsizing, this apartment ticks all the boxes.

Key Features:

- * **Ground Level Convenience:** Step right out from your courtyard to serene riverside walks.
- * **Secure Living:** Gated complex with remote entry and a front security screen for peace of mind.

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Price SOLD for \$310,000

Property Type Residential

Property ID 207

Floor Area 44 m2

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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- * **Thoughtful Design:** 44sqm of cleverly designed living space
- * **Modern Kitchen:** Bright and functional with ample cabinetry, electric stove and plenty of natural light.
- * **Comfortable Bedroom:** Generous in size with floor to ceiling built-in wardrobes
- * **Freshly painted throughout**
- * **Sleek Bathroom:** With a modern tile shower and single vanity
- * **Extras:** Electric hot water system and a dedicated parking bay

Location Perks:

- * **Daily Essentials:** Just 300m to Eastgate IGA, local eateries, a gym, and medical facilities.
- * **Easy Transport:** Bus stop right on Great Eastern Highway, making commutes a breeze.
- * **Entertainment Hub:** Close to Crown Casino (1.9km), Optus Stadium (2.9km) and Belmont Forum (4.1km)
- * **Ultimate Convenience:** Quick access to Costco, DFO, and Perth Airport (all within 7km), plus only a short 7km drive to Perth CBD.

Investment Highlights:

Financials:

- * **Potential rent:** \$400 per week
- * **Strata Fees:** \$1,100 per qtr (admin & reserve)
- * **Council Rates:** \$1,300 per year (approx)
- * **Water Rates:** \$900 per year (approx)

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