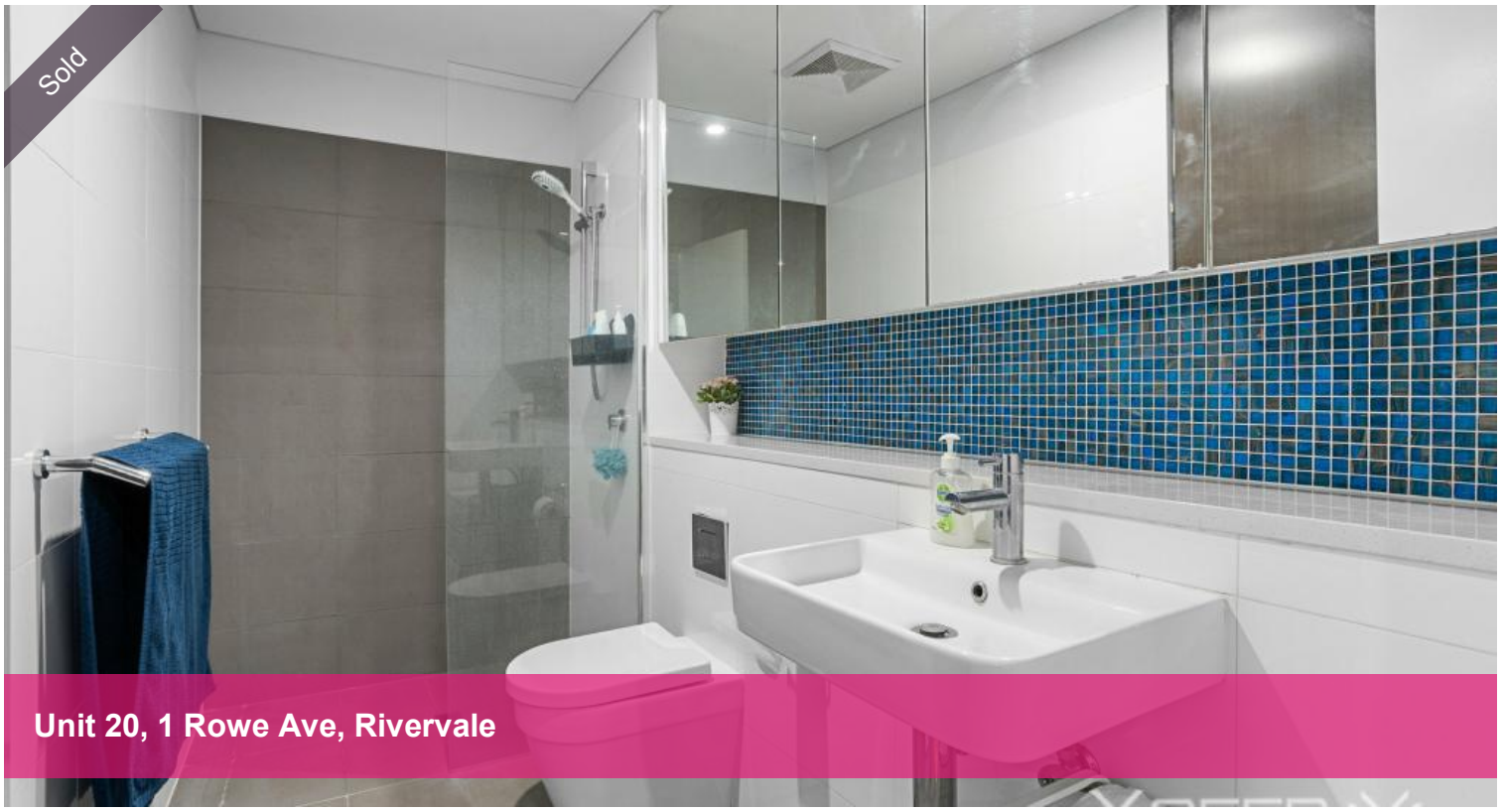


Unit 20, 1 Rowe Ave, Rivervale







Affordable Riverside Apartment Living

With the Swan River a two-minute stroll away, it's rare to find an apartment that is both affordable and stylish in central Rivervale. That is until you step inside this modern One-bedroom, one-bathroom ground-floor pad with an elevated outlook of the street.

Originally one bedroom, the owners created a second bedroom by dividing up the large open-plan living space into two rooms. This creative solution has not only added a second room, which can be used as a bedroom, office or lounge, but it has created a cosy space with plenty of room for a dining table and/or a small couch and entertainment unit. A funky window design in the second bedroom provides privacy as well as letting in ample light.

The modern kitchen presents another spot for dining at the breakfast bar and features stone countertops, a dishwasher, an induction cooktop, a wall oven, a microwave, plenty of storage and a glass splashback. The spacious balcony accessed from both bedrooms further increases your living, dining and entertainment space. Thanks to the sliding privacy screens, the balcony provides a secluded retreat with plenty of room for a BBQ and outdoor setting.

Occupying 87 sqm, additional features include timber flooring, reverse-cycle air-conditioning and a modern bathroom with floor-to-ceiling tiles and ample

1 1

Price	SOLD
Property Type	Residential
Property ID	28487

Agent Details

Ken Yan - 0488 886 698

Office Details

Xceed Real Estate - Sales
Level 8, 3 Hasler Road Herdsman,
WA, 6017 Australia
08 9207 2088

XCEED REAL ESTATE

storage. Your dedicated storeroom is conveniently situated next to the apartment and there is secure parking for one car. This beautifully maintained apartment complex includes a welcoming lobby, elevators, communal BBQ/entertaining facilities and a below-ground pool with a deck.

Absolutely no work is required and since it's move-in ready in prime Rivervale, this is an incredible opportunity for an investor, professional or FIFO worker given the proximity to the Perth Airport. Enjoy the many riverside walking/cycling trails accessed a short stroll away via Cracknell Park, with shady picnic areas, a playground and river views. Many nearby trappings await at the Crown Entertainment Complex, Optus Stadium, Belmont Forum Shopping Centre, Vic Park, Ascot Racecourse and Perth's CBD. You're within walking distance of public transport and several local cafes and bars, including Blasta Brewing Company.

This will be snapped up quickly so please don't hesitate to contact Ken Yan on 0488 886 698 today.

Property features:

Two bedrooms, one bathroom

Modern kitchen with stone countertops, a dishwasher, induction cooktop, a wall oven, microwave, plenty of storage and a glass splashback.

Bathroom with floor-to-ceiling tiles and plenty of storage

Spacious balcony with privacy screens and dual access from both bedrooms

Primary bedroom includes mirrored built-in robes

Secondary bedroom/office/lounge features strip windows for privacy

Timber flooring throughout

Reverse-cycle air-conditioning

87sqm ground floor apartment

Elevated outlook

Welcoming lobby

Beautifully maintained apartment complex with elevators

Dedicated storeroom

Secure parking for one car

Communal BBQ facilities and a below-ground pool

Location (approx. distances):

170m to Cracknell Park and the Swan River

850m to Blasta Brewing Company

1.1km to the Burswood Train Station

1.7km to the Crown Entertainment Complex

1.9km to Optus Stadium

2km to Vic Park

3.5km to Ascot Racecourse

3.6km to Belmont Forum Shopping Centre

5.5km to Perth's CBD

6.6km to the Perth Airport

Please don't hesitate to contact Ken Yan on 0488 886 698 today.

Strata rate: $670 / Quarter Approximately

Water rate: $1052 Annually Approximately

Council rate: $1475 Annually Approximately

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.