



2/20 Rowe Avenue, Rivervale



## Oversized 1-Bedroom with Street Entry, Lifestyle & Future Potential

Welcome to this stylish and versatile apartment in the heart of Rivervale. Offering a generous 59sqm of internal living space – much larger than most one-bedroom homes – this property combines modern comfort with future potential, making it an ideal choice for both homebuyers and investors.

### Spacious & Functional Design

The open-plan living and dining area is filled with natural light, flowing effortlessly onto a private balcony – perfect for entertaining or simply unwinding. The well-appointed kitchen is finished with stone benchtops, Bosch appliances, and soft-close cabinetry, ideal for everyday cooking or hosting guests.

With its larger-than-average floorplan, this residence also offers excellent potential to reconfigure into a 2-bedroom apartment (STCA), making it a smart investment in one of Perth's most desirable inner-city locations.

### Unique Ground-Level Convenience

Unlike most apartments, this property sits on Level 1 with its own private street entry – providing a welcoming feel and extra privacy. It's also ideal if you run a home business or receive clients, offering direct and easy access without going through the main building entrance.

1 1 1 87 m<sup>2</sup>

<b>Price</b>	SOLD for \$500,000
<b>Property Type</b>	Residential
<b>Property ID</b>	32273
<b>Land Area</b>	87 m <sup>2</sup>
<b>Floor Area</b>	59 m <sup>2</sup>

### Agent Details

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### Office Details

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At the rear, a second door connects directly to your secure parking bay, making shopping trips and daily living incredibly convenient.

#### Private Retreat

The generously sized bedroom includes mirrored built-in robes and a serene outlook, while the sleek bathroom showcases modern tiling, mirrored cabinetry, and quality fittings. A discreetly hidden laundry adds further practicality.

#### Lifestyle & Location

Residents of the complex enjoy access to premium resort-style facilities:

Sparkling 12.5m swimming pool

Fully equipped gymnasium

Outdoor BBQ and entertaining area

Positioned for lifestyle and convenience, you'll love being within easy reach of the Swan River, Crown Perth, Optus Stadium, CBD, Perth Airport, and local cafés.

#### At a Glance

1 spacious bedroom, 1 bathroom, 1 secure car bay

Large 59sqm internal living space

Potential to convert into 2-bedroom layout (STCA)

Street-level entry – perfect for home business or client visits

Rear door access directly to secure parking bay – shopping made easy

Private balcony for outdoor living

Resort-style facilities: pool, gym, BBQ area

Pet-friendly complex (subject to strata approval)

Built in 2015, secure and well-maintained

Strata fee: \$1463/quarter

12 month Fixed term lease \$660/week

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