

# 214 Acton Avenue, Rivervale, WA, 6103

## House For Sale

Monday, 18 November 2024



214 Acton Avenue, Rivervale, WA, 6103

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 7**

**Type: House**

## ICONIC ONE OWNER RESIDENCE ON 869SQM TRIPLEX BLOCK

(EOI BY 3/12 - UNLESS SOLD PRIOR)

Once in a blue moon an iconic Rivervale property hits the market offering all the attributes that even the fussiest of buyers cannot resist. Being a genuine one owner and much loved since 1985 this outstanding property has been fastidiously maintained and is an absolute credit to the current seller. This massive residence situated on a sprawling 869sqm development site zoned R20/40 featuring a golden potential to retain the existing home & build opportunity (STCA). There is also a bonus development opportunity to build three two storey homes or even eight walk-up apartments in the future the choice is yours. This excellent investment or owner occupier opportunity is sure to be in high demand so express your interest loud and clear to avoid total disappointment.

### KEY FEATURES INCLUDE

- 2 Solid 1985 built double brick & clay tile construction.
- 2 Covered front entry porch into classic entrance area.
- 2 32 course ceilings with the warmth of exposed brick
- 2 Huge size lounge / home theatre or more bedrooms.
- 2 Massive open plan family / dining / brick corner bar.
- 2 Chef's granite bench top kitchen with timber doors.
- 2 Walk in pantry, double fridge space & gas cooktop.
- 2 Master bed boasts WIR and generous ensuite bath.
- 2 Three more spacious bedrooms all with own BIRS.
- 2 Renovated second bathroom and massive laundry.
- 2 Full ducted aircon & gas ducted heating throughout.
- 2 Monster size paved patio area great for entertaining.
- 2 Double high lift carport suits tradies & 4WD lovers.
- 2 Double lock up garage/workshop & large storeroom.
- 2 Chook yard, vegie garden, shed plus bore/retic yards
- 2 Sliding auto gate through to concrete grano driveway.
- 2 Heaps of front parking for visitors, caravans, or boats.
- 2 Rectangular shaped 869sqm block zoned R20/40.
- 2 Retain existing home & build on the rear block (stca)
- 2 Short walk to public transport, parklands & schools.
- 2 Mins to Belmont Forum, Tomato Lake & Swan River.
- 2 10mins to Vic Park Strip, Crown Complex & Optus.
- 2 Easy access to main arteries to anywhere in Perth.

Express your interest today to secure this red-hot Rivervale property by contacting Belmont City's #1 agent DEVON KELLY "Mr Belmont" on 0417 936 277.