

Under Contract



### 3, 6 Minora Place, Rivervale



#### A Stones Throw Away From The Swan River

This neat and tidy ground floor unit is located just a stones throw from the Swan River in a pocket of Rivervale that is still rapidly growing. Privately tucked away at the end of a cul-de-sac, 6 Minora place is a small well maintained complex of only 15 units! This neat & tidy 2 bedroom 1 bathroom unit sits right on the banks of the Swan River and in close proximity to all the essentials

Open plan living/dining/kitchen floor plan with access from the ground floor. Air conditioning- Spacious renovated kitchen with generous bench space and dedicated fridge recess - Renovated combined bathroom and laundry with enclosed toilet and potential to add extra storage if you wish- master bedroom with fantastic natural light- Well sized second bedroom.

#### FEATURES:

- Ground floor location provides easy access,
- Generously sized kitchen with plenty of storage and fantastic bench space
- Open plan living room and kitchen layout
- Air conditioning
- Well sized bedroom with robe for extra storage
- Massive combined bathroom & laundry
- Single dedicated car bay

#### LOCATION:

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<b>Price</b>	From \$299,000
<b>Property Type</b>	Residential
<b>Property ID</b>	30956
<b>Land Area</b>	56 m <sup>2</sup>
<b>Floor Area</b>	56 m <sup>2</sup>

#### Agent Details

Jonathan Durrant - 0438 909 480

#### Office Details

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



- 300m to Eastgate IGA on Great Eastern Highway where you will also find multiple takeaway options, a gym, IGA, a medical center & more Approx.
- 270m to the Springs Kitchen, The Sushi 2016 & 450 Pizza Approx.
- 300m to the closest bus stop on Great Eastern Highway
- 1.2km to Burswood Train Station
- 1.9km to Crown Casino
- 2.9km to Optus Stadium
- 4.1km to Belmont Forum & Reading Cinemas
- 6.8km to Costco & DFO
- 7km to Perth CBD
- 10.8km to Perth Airport

A fantastic opportunity to secure a lock and leave or investment in a prime location with great potential returns. Contact Jonathan Durrant today for more information on PH: 0438 909 480

*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.*