



6/12 Alexander Road Rivervale, WA



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## Super-sized Villa!

UNDER OFFER!

Perfect for your first home, ideal if you are downsizing for the easy life, or a great investment that the current owners can attest to.

From entry you will be impressed with the generous open living room which flows into the dining room, the kitchen and then leads out to your private covered courtyard.

This location has a lot to offer for both convenience and lifestyle. The Perth CBD, Burswood Casino | Stadium and Belmont Forum are all minutes away by car. This easy to maintain villa will give you plenty of time to make Victoria Park cafe and restaurant strip become your local hangout.

Features include:

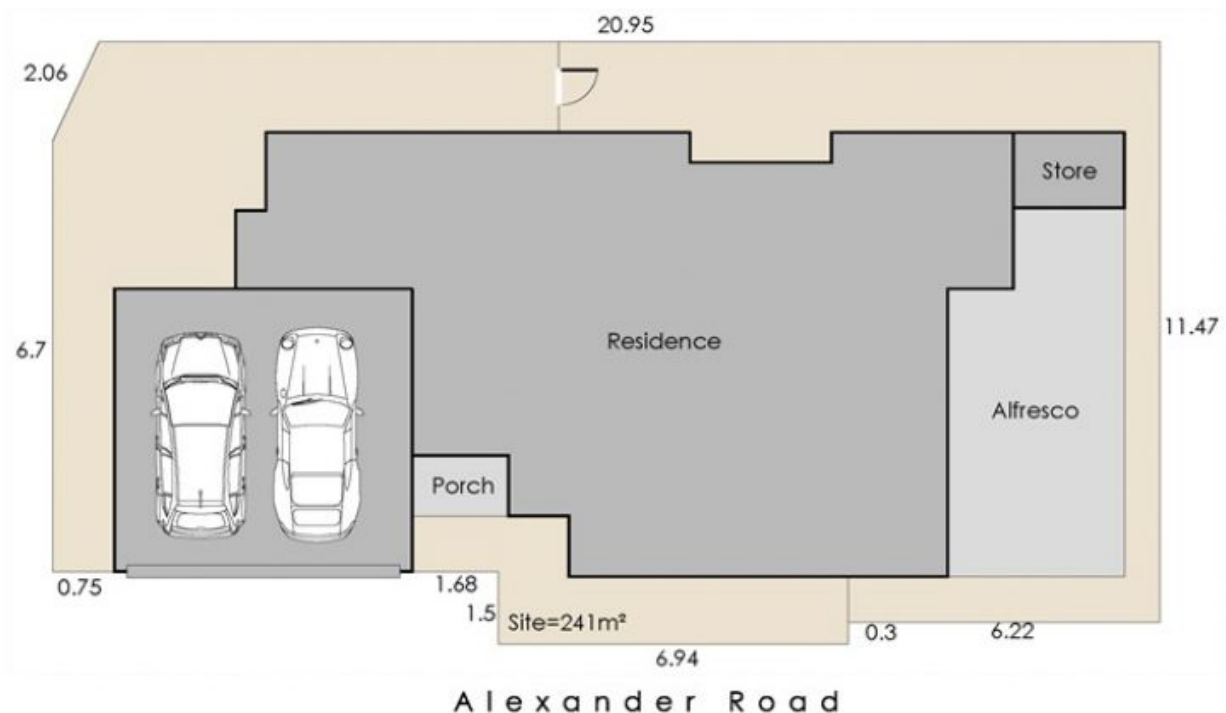
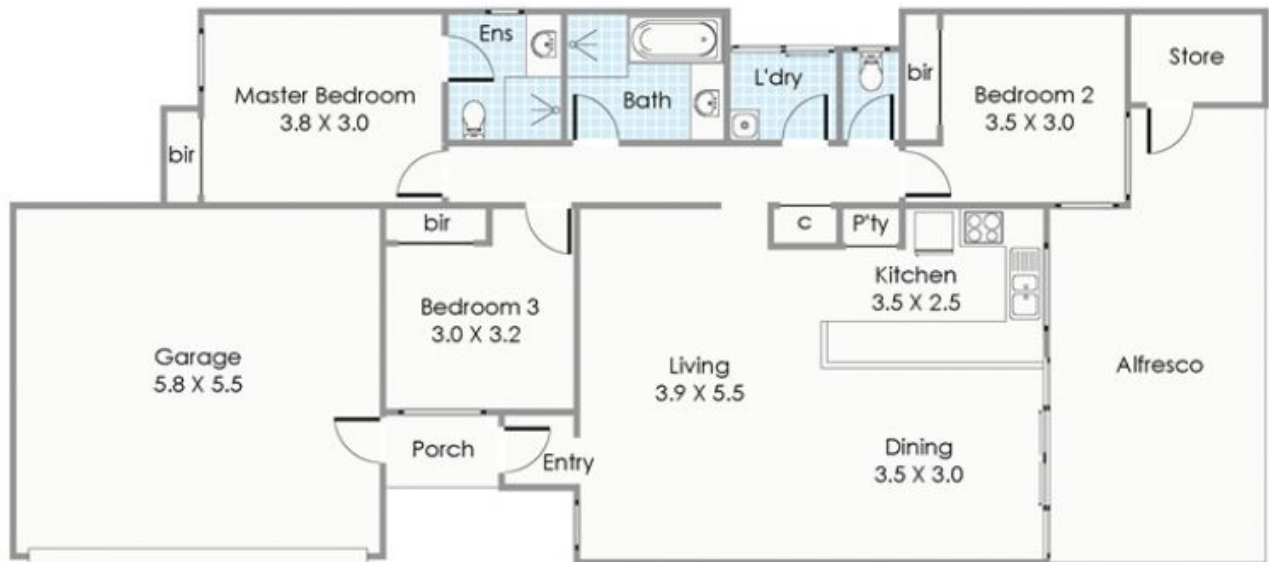
Large open plan living | dining | kitchen  
Generous bedrooms all

**Property Type:** Villa  
**Price:** Sold - \$414,500  
**Land size:** 241 Square Metres  
**Building size:** 149 Square Metres  
**Water rates:** \$977.00/year (approx)  
**Levies:** \$388.00 p/q  
**Council Rates:** \$1,378.00/year (approx)



**Tony De Graaf**

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Approximate Area  
 Total Area: 149m<sup>2</sup>

All measurements are estimates  
 All dimensions are in metres.  
 Plans are for demonstration only.  
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 Rivervale**