



## Riverside Gardens Estate - Site 132

Reduced! This Heritage design Park Home has been fully extended across the rear to create a fantastic activity room for crafts, a sunroom, a reading or music room. This north facing room has 2 large windows, laminated wood flooring, ample power points, a phone point, and its own reverse cycle air conditioner so you can indulge your passion all year round! The original floor plan of this well-maintained home consists of 2 bedrooms, a lounge, dining, kitchen, bathroom, and 2 toilets. The master bedroom has 2 sliding mirror robes and a ceiling fan. The second bedroom also has 2 smaller sliding mirror robes and is the access to the activity room. The kitchen features an electric built in oven/grill, gas hotplate, rangehood, and ample cupboard and bench space. Features include ducted evaporative air conditioning, laminated wood flooring and split system air conditioning to the lounge, tiled dining, modern kitchen, security doors, Rinnai B16 instant gas HWS, gas heating point and external awnings on the west side. The full width front verandah can be left open to the breezes or fully enclosed later for year-round enjoyment. The double carport has shoppers step access from the central

2 1 2

Price SOLD  
Property ID 102596

### Lifestyle Community Details

Riverside Gardens Estate

### Sales Representative Details

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laundry, full length lattice screens plus a good size storage shed.

Riverside Gardens Estate offers a range of facilities which include a community centre, indoor swimming pool, bowling green, golf practice complex and a men's shed. There are also a variety of social groups and activities that residents can participate in such as bingo, bootscooting, bingo, tai chi and aqua aerobics.

You will have peace of mind knowing that access to the village is via a secure entry gate and security cameras are located around the village. There is an onsite village manager and Emergency Call Buttons are fitted to all homes. Sorry, no dogs allowed.

Situated an easy 20 minutes from the Perth CBD, Riverside Gardens Estate is also in close proximity to local medical services, shops, restaurants and sporting clubs. So no matter what you need, you will never have to travel far.

To arrange a tour or for more information visit  
[www.riversidegardensestate.com.au](http://www.riversidegardensestate.com.au) or call 08 9490 4793

A Residents right to occupy Residential Premises under the Residential Parks (Long-stay Tenants) Act 2006 and Regulations 2007 is leasehold only and not freehold. With the purchase of this house comes the offer of a long-stay fixed lease agreement which in some rare circumstances may be terminated.

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