



14/1 Hallam Way, RIVERVALE, WA 6103

CONTEMPORARY URBAN LIVING

Set upon the 2nd floor of a boutique apartment complex known as The Collective, this modern and executive residence offers an inviting 1 bedroom and 1 bathroom design, with an open plan living, dining and kitchen area, and a sheltered balcony with views across the treescape. Encompassing 82m² including a spacious 53m² of living space, 12m² balcony, 13m² secure carport and a 4m² storage room, this property is designed for low maintenance living in one of the most accessible locations.

Located for convenient lifestyle living, this exceptional setting ensures a low maintenance appeal, with a focus on contemporary comfort. While the complex consists of only 48 apartments, with secure and designated parking, a separate storeroom and a communal entertaining space to utilise. Placed for unparalleled connectivity, the Perth CBD is only a quick 10 minute drive away, with public transport easily within reach, while popular landmarks including Optus Stadium, Crown Perth and the airport are all close at hand.

The sleek exterior welcomes you into the residence via elevator access, with firstly your modern kitchen placed to the left. Fully fitted cabinetry ensures ample storage, while the sweeping stone benchtops provide an area for casual dining and plenty of room for preparation, with quality in-built appliances to utilise. Your open plan living and dining area is light and bright for a spacious feel, with timber laminate flooring, an effective

TYPE: For Sale

INTERNET ID: 300P194425

SALE DETAILS

Offers Over \$579,000

CONTACT DETAILS

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reverse cycle air conditioning unit and downlighting throughout. While a study nook is placed to the side, along with sliding door access to the balcony for a sheltered setting to relax or entertain.

The bedroom offers absolute comfort, with soft carpet, another reverse cycle air conditioning unit and a large built-in robe. While the ensuite bathroom is equipped with contemporary inclusions, with a walk-in shower with glass screening, a floating vanity with storage and WC. Your private, North facing balcony is also reached via sliding doors from the bedroom, with tiling to the floor and glass balustrading to ensure uninterrupted views across the picturesque tree line beyond.

Located for the ultimate in convenient living, this premium setting is ideal for both homeowners and investors alike, with seekers of uncomplicated lifestyle design at the forefront. Nestled within the heart of Rivervale's vibrant 'The Springs' precinct, you have the beautiful Cracknell Park just a few steps away, with the scenic Swan River included, plus local cafes and restaurants easily within reach. Major road links ensure straightforward travel across Perth, with train and bus connections equally on hand, while a variety of shopping options, sporting facilities and recreational appeal ensure this a popular position with many.

Other features of the property include:

- Built-in desk to the study nook
- Fridge, washing machine and dryer to remain with the property
- European style laundry
- Dual door storage upon entry into the unit
- 2 x split system air conditioning units within
- LED downlighting
- Electric storage hot water system
- 53sqm internally
- Designated and secure parking bay
- Secure storage room, approximately 4sqm in size
- Contemporary building with a welcoming foyer on entry
- Elevator access
- Communal barbecue facilities to utilise, with outdoor entertaining space
- Modern complex built in just 2015

Contact David Parlor today on 0412 734 727 to arrange your viewing.

The information provided including photography is for general information purposes only and may be subject to change. No warranty or representation is made as to its accuracy, and interested parties should place no reliance on this information and are required to complete their own independent enquiries, inclusive of due diligence. Should you not be able to attend in person, we offer a walk through inspection via online video walk-through or can assist an independent person/s to inspect on your behalf, prior to an offer being made on the property.

All measurements/dollar amounts are approximate only and generally marked with an * (Asterix) for reference. Boundaries marked on images are a guideline and are for visual purposes only. Buyers should complete their own due diligence, including a visual inspection before entering into an offer and should not rely on the photos or text in this advertising in making a purchasing decision.

- Land Area 82.00 square metres
- Building Area: 53.00 square metres
- Bedrooms: 1
- Bathrooms: 1
- Single garage







