

## 14 Nanven Place Rivervale WA

5 2 6

(EOI BY 12PM 18/9 UNLESS SOLD PRIOR TO)

Tucked away in a whisper-quiet, tree-lined cul-de-sac between Peet Park & Belmont Forum is 14 Nanven Place, an extraordinary property that just keeps on giving. Beyond the charming red brick colonial façade this property boasts a sprawling 370sqm of covered space set over a massive 1041sqm DUPLEX BLOCK with plenty of side access, a rarity in today's market. Absolutely perfect for the boutique developer looking to retain an exceptional home and build at the rear, or for the extended family requiring plenty of space to spread themselves over, or the astute investor looking for a huge rental return while land banking a blue-ribbon development site for future subdivision.

The existing backyard has been curated into areas with cobblestone paths meandering through expansive native

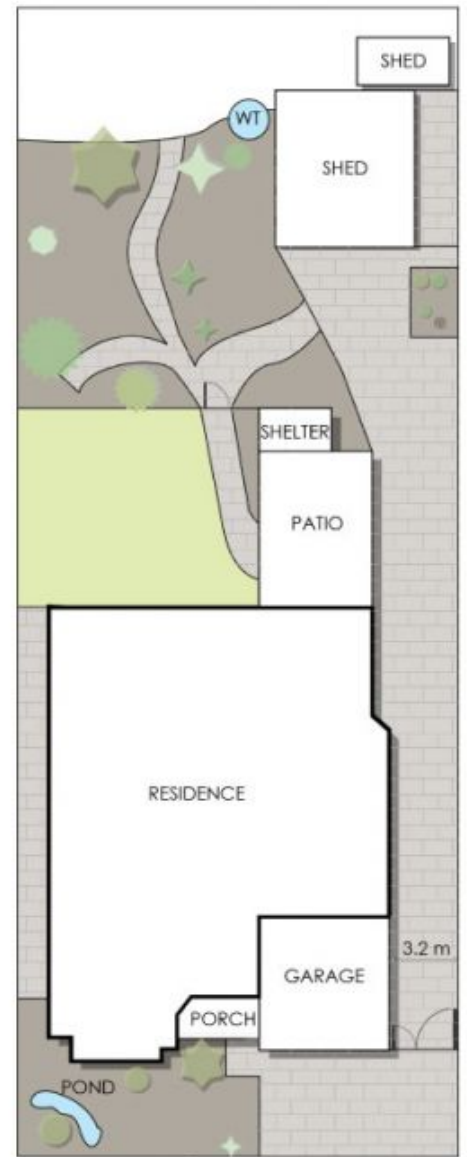
**Building Size** : 250 sqm  
**Land Size** : 1041 sqm  
**View** : <https://www.lauriekelly.com.au/sale/wa/eastern-suburbs/rivervale/residential/house/7718700>



**Devon Kelly**  
08 9277 4200



**Daniel Kelly**  
08 9277 4200



## 14 Nanven Place, Rivervale



Residence 250m<sup>2</sup> | Garage 35m<sup>2</sup> | Shed 42m<sup>2</sup> | Porch 6m<sup>2</sup> | Patio 31m<sup>2</sup> | Shelter 6m<sup>2</sup>  
**Total Area 370m<sup>2</sup> | Total Block Size 1041m<sup>2</sup>**



This floorplan is for illustration purposes only to show the layout of the property. Whilst every effort has been made to ensure the accuracy of this floor plan, all measurements, and any other information shown are an approximate interpretation only. Measurements and total areas do not include or account for wall thickness or roof area under eaves. Citi Creative will not be held liable or responsible for any error, omission, misrepresentation or use of any information shown on the final floor plan. Not to be used for any other purpose.  
[www.citicreative.com.au](http://www.citicreative.com.au)