

**130 Brown Crescent, Seville Grove, WA 6112**

THE AGENCY

**Sold House**

Monday, 28 August 2023

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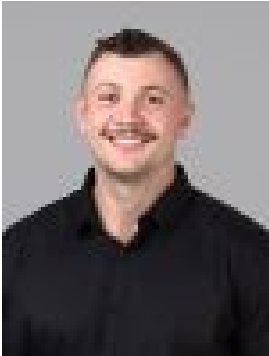
**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 680 m2**

**Type: House**



Ben Pratt

0419290707

**\$568,000**

\*\*\*UNDER OFFER BY BEN MATHEWS 0488 997 018 & BEN PRATT 0419 290 707\*\*\*\*\*PLEASE NOTE - If you wish to make an offer - please email [themathewsteam@theagency.com.au](mailto:themathewsteam@theagency.com.au) to request an offer form.\*\*\*Discover the charm of this impeccably maintained property! Nestled on a spacious 680sqm block, it offers incredible value for discerning homeowners and savvy investors seeking an impressive rental return. Seville Grove, currently one of the most sought-after suburbs, presents a golden opportunity with this brilliant residence. Boasting an array of features including a generous workshop with side drive through access, inviting patio zone, well-designed 4-bedroom, 2-bathroom layout, multiple living areas, and so much more, this home is truly enriched with all the amenities you need for a comfortable lifestyle.

**INSIDE**Constructed in 1990 with brick walls and a tiled roof, this solidly built 4-bedroom, 2-bathroom gem offers a fantastic layout. The offering features a spacious master bedroom on the left front side which boasts a recently renovated ensuite and a well-sized walk-in robe strategically positioned for added privacy. On the right front side, an expansive open-plan lounge area seamlessly connects to the well-appointed kitchen which has ample counter space and abundant cabinetry. The dining area, doubling as a second living space, graciously leads to the rear patio/alfresco area. Toward the left side of the home down the hallway, three secondary bedrooms are thoughtfully located, while the main bathroom, meticulously maintained over the years, reflects a neat and tidy presentation. The laundry, like the master ensuite, has undergone renovation, adding an extra touch of elegance to this splendid abode.

**OUTSIDE**The front façade exudes curb appeal, blending harmoniously with the tranquil surroundings of this serene street, adorned with lush greenery and low-maintenance paving. At the back, a sprawling backyard plays host to a remarkable powered workshop, catering to various hobbies. The rear area also showcases a covered gabled patio, perfect for entertaining guests or unwinding after a long day. The expansive lawn and well-kept garden beds further enhance the outdoor experience, while an additional garden shed offers supplementary storage space.

The block size as aforementioned is 680sqm.

**INVESTOR DETAILS**While this property will undoubtedly capture the interest of owner-occupiers, investors seeking substantial returns will find this proposition equally enticing. Consider the following details:- Council rates approximately \$2000 per annum.- Water rates approximately \$1200 per annum.- Rental estimate ranges from \$600 to \$650 per week based on current market trends. However, we recommend conducting your own thorough research.

**WHERE IS IT LOCATED?**Situated on a tranquil street, this home is conveniently close to local schools and enjoys easy access to the vibrant Armadale and Kelmscott Town Centres, as well as the bustling Haynes shopping and dining precinct.

**WHAT TO DO NEXT**Hit the contact agent section now and make your time to view the property in person!

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