

# 14/51 Braemore Street, Seville Grove, WA 6112

## House For Sale

Tuesday, 2 April 2024

14/51 Braemore Street, Seville Grove, WA 6112

**Bedrooms: 3**

**Bathrooms: 1**

**Area: 212 m2**

**Type: House**



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## Offers Over \$420,000

Whether it's low-maintenance "lock-up-and-leave" living you seek or an astute investment property that will virtually guarantee an excellent rental return right away, this neat and tidy 3 bedroom 1 bathroom villa is an absolute gem of a buy, and available with vacant possession. A spacious and carpeted lounge room has a gas bayonet for heating and sits separate from a fantastic open-plan living, dining and kitchen area - split-system air-conditioning, corner pantry, stainless-steel range-hood, gas-cooktop and oven appliances and all. The bedrooms are all carpeted too and are headlined by a larger master suite with built-in double wardrobes and semi-ensuite access into a practical bathroom, comprising of a bathtub, vanity, toilet and more. The second bedroom has built-in double robes and the third bedroom a single built-in robe. At the rear and off the main living space, you will discover a tranquil paved courtyard - half covered by the most pleasant of outdoor alfresco-entertaining areas. Out front, a covered single carport is complemented by parking space for a second vehicle - right at your entry door. Challis Primary School sits only metres away, as do bus stops and lush local parklands, with Cecil Andrews College, the Champion Drive Shopping Centre, the Armadale Fitness and Aquatic Centre, Sherwood Train Station and major arterial roads all so easily accessible in their own right, within a matter of just minutes. The word "convenient" is an understatement here, that's for sure!

**FEATURES:**

- Security-door entrance
- Two separate living areas
- Central kitchen with contemporary appliances
- Large master-bedroom suite
- Semi-ensuite bathroom with a bathtub
- Outdoor alfresco entertaining
- Split-system air-conditioning
- Established easy-care gardens
- Single carport
- Adjacent space for a second vehicle to park - right by your front door