

**14 Sylvan Way, Seville Grove, WA 6112**



**House For Sale**

Wednesday, 24 April 2024

14 Sylvan Way, Seville Grove, WA 6112

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 541 m2**

**Type: House**



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## UNDER OFFER - ABOVE \$715,000

\*\*\*UNDER OFFER BY BEN MATHEWS - THE MATHEWS TEAM - 0488 997 018\*\*\*Introducing 14 Sylvan Way, Seville Grove—a remarkable find in the realm of family homes. This high-spec, expansive 4-bedroom, 2-bathroom dwelling, originally erected in 2009, promises a haven of comfort and modernity. Boasting generously proportioned bedrooms, capacious living areas, a sleek contemporary kitchen, and a delightful backyard retreat, this residence embodies the essence of an ideal family abode. Tucked away on a tranquil street, it offers a serene lifestyle amidst suburban splendour. Let's delve deeper into the treasures this home holds for its prospective owner.

**INSIDE** Step through the front entrance to the left, and you're greeted by a spacious theatre room—a cinematic sanctuary adorned with a rich, dark colour scheme, perfect for indulging in your favourite movies or sports. Moving back through the entryway, a sizable activity room awaits on the right, offering versatile possibilities—from a sprawling study area to a vibrant children's playroom. Continuing through, you'll discover the heart of the home: the expansive kitchen/dining/living area. Bathed in natural light, this open-plan expanse features ample bench space, quality appliances, and a modern splashback. The kitchen's contrasting dark handles beautifully complement its lighter tones. Adjacent to the kitchen, the living area provides ample space for relaxation and entertainment. All four bedrooms are generously sized, with the master suite boasting a walk-in wardrobe and a lovely ensuite. One of the secondary bedrooms also features a spacious walk-in robe, while the remaining two offer built-in robes. The main bathroom and laundry are both impeccably presented, completing the interior ensemble.

**OUTSIDE** Venturing outside, the front façade exudes charm, with a double carport and ample driveway parking. Lush green lawns and mulched garden beds add to the curb appeal. Out back, a delightful alfresco area extends from the main living space, seamlessly blending indoor and outdoor living. A tranquil courtyard awaits, while the expansive grassed patch beckons for outdoor activities like backyard cricket. A convenient garden shed tucked away in the rear corner offers storage solutions, complemented by the added benefit of solar panels—an eco-friendly and cost-saving addition.

**INVESTMENT DETAILS** In the sought-after locale of Seville Grove, properties of this calibre are in high demand. With an expected rental return ranging from \$725 to \$750 per week, this residence presents a lucrative investment opportunity.

**IS THERE A FLOOR PLAN & VIDEO WALK THROUGH?**- Yes there is a professional brand new, current floor plan on the images of the add.- Yes there is a video walk through that was done on an IPHONE the same day photos were taken, you can request this from our team if you wish to view.

**LOCATION** Nestled within the serene enclave of Sylvan Way, this home offers easy access to a plethora of amenities. Nearby attractions include the Haynes Bar and Grill, Haynes Shopping Centre, Kelmscott Shopping Precinct, as well as Cecil Andrews Senior High School and Willandra Primary School. Situated just 42.3 kilometres from the Perth CBD, this property affords a convenient 35-40 minute commute to the city centre.

**WHAT'S NEXT?**The Mathews Team cordially invites you to experience the charm and comfort of this exceptional property first-hand. Don't miss your chance—join us at the scheduled home open advertised on this platform.

Property Code: 4366