

16 Clover Approach, Seville Grove, WA 6112



Sold House

Saturday, 19 August 2023

16 Clover Approach, Seville Grove, WA 6112

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 581 m2

Type: House

\$585,000

UNDER OFFER BY BEN MATHEWS - 0488 997 018**PLEASE NOTE - This property is currently tenanted until 28/04/2024 with the tenants currently paying \$550 per week (with a 10% increase due approx later in the year 2023 upping the rent to approx \$600 per week from that point on). The current tenants look after the home/property exceptionally – just take a look at the photos. So you have the opportunity to secure this excellent property now and be ready to move in when the tenants vacate - collecting rent all along. Or alternatively if you are an investor then you can retain the awesome tenants and collect rent from day one after settlement creating a solid return. Wow check out this incredibly well-presented, 2008 built home boasting all of the extras! It's one of the most sophisticated local properties you will find on the market today with high end finishes both internally and externally. Some of these features include quality floor coverings throughout, a beautiful home theatre room, a well-proportioned HUGE GORGEOUS kitchen with superior quality appliances, overhead cabinetry, a giant master bedroom, an incredible outdoor entertaining area with a gabled patio and breathtaking pool zone. This home is simply LOADED with goodness! The house itself is a great size just check out the floor plan on the images of the ad. The block is immaculately presented also well sized being 581sqm. It's certainly a rare offering having finishes well beyond what you would expect within this price range while also being located within the highly sought after suburb of Seville Grove.INSIDESTEPPING through the large statement front entrance door to the left is the giant master bedroom that has loads of space and features a great sized walk in robe as well as beautiful ensuite. As you continue through the home you are greeted by a large open plan living area which has been designed to entertain with the kitchen/dining/lounge all in this great open plan zone which flows out perfectly to the alfresco space. The kitchen itself is unbelievable in quality with high end appliances, an amazing tiled splash back, loads of storage/overhead cabinetry/bench space and beautiful pendant lighting that really finishes the area off well. Breaking off from the kitchen/dining/living area is the theatre room that has been designed thoughtfully with the space being dark when you need it which is perfect for movie nights, however throughout the day natural light also enters this zone. The three remaining bedrooms are all of good size, the bedrooms to the rear of the home also have built in robes which is very handy. The laundry and secondary bathroom are both modern and present very well and are extremely neat and tidy with the laundry also featuring overhead cabinetry. All bedrooms have roller shutters for extra privacy and security. OUTSIDEWhat an incredible external of the home this is! Being a block size of 581sqm there's plenty of space and the home is positioned well within the block.Out front it's a very aesthetically appealing façade with a beautiful white picket fence and lush green grass.NOW TO TALK ABOUT THE REAR ALFRESCO! This is where you will be spending all your time this summer and with the tremendous gable patio connecting with the internal living its super functional. The pool zone is awesome with paving in great condition and the pool itself sparkling, blue and very attractive. As if the pool was not enough you have a large grassed area that is perfect for the kids. The external of this property really caters for everyone and is a very special space where you can unwind and relax - or to entertain family and friends. The property has the added benefit of solar panels fitted to the roof which is another significant value add. CONTRACT NOTEThis property is currently tenanted until 28/04/2024 with the tenants currently paying \$550 per week (with a 10% increase due approx late 2023 upping the rent to approx \$600 per week). The current tenants look after the home/property exceptionally – just take a look at the photos. IS THERE A VIDEO WALK THROUGH?Yes! We have a video walk through recorded on an iPhone 14 pro which was taken at the property filmed while photos were being done on the 13/07/2023.WHERE IS IT LOCATED?Located on a quiet street this home is close to local schools and its perfectly positioned not far from the Armadale & Kelmscott Town Centres as well as the awesome Haynes shopping/restaurant vicinity.WHAT TO DO NEXTHit the contact agent section now and make your time to view the property in person!Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.