

17 Abernethy Gr, Seville Grove, WA 6112

House For Sale

Tuesday, 30 April 2024



17 Abernethy Gr, Seville Grove, WA 6112

Bedrooms: 4

Bathrooms: 2

Parkings: 6

Area: 715 m2

Type: House



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Offers From \$669,000

PLEASE NOTE - first inspections for this property will be Saturday the 4/05/2024 during a specific 30 minute window. To obtain the time of day for this inspection and to register your attendance, please contact The Mathews Team.The Mathews Team is proud to present 17 Abernethy Grove Seville Grove, hitting the property market for the first time since 2004. This exceptionally well-maintained family residence sitting on a large 715sqm block has been owner-occupied and lovingly cared for over the years, with tasteful and clever updates inside and out. This home is perfect for the growing family looking to move in and enjoy or for the smart investor seeking a great property with nothing to do except put a tenant in and reap the benefits of this excellent rental market and future growth potential. Let's take a closer look at what it has to offer its future buyer.

INSIDE Upon entering through the front entrance door, to the left, you'll find a good-sized formal lounge area. This space is light and bright, featuring downlights and a split-system aircon for year-round comfort. Flowing nicely from the front lounge is the formal dining space, which leads to the spacious kitchen, the heart of the home! The kitchen boasts large bench-tops with ample space and plenty of cabinetry for all your storage needs. It seamlessly transitions into the main living/lounge zone, offering views of the manicured back garden/grassed area through large windows. This living space is ideal for relaxing with a glass of wine and a cheeseboard while spending time with friends and family. The main living zone also extends to the rear wrap-around alfresco, perfect for indoor/outdoor events and easy access to the kitchen for those Aussie backyard Christmas lunches. Moving on to the bedrooms, bathrooms, and laundry, the master bedroom is generously sized at the front right side of the home, featuring a convenient office nook, split-system aircon, a walk-in wardrobe, and a neat ensuite bathroom with a timeless colour palette. The remaining three bedrooms, located at the rear right side of the home, are also well-sized and offer storage options. The main bathroom is tidy, featuring a nice bath for relaxation, and the laundry is positioned next to the bathroom with a separate toilet. To sum up the internals of this home, it has been lovingly maintained by an owner-occupier/family since their purchase in 2004, with attention to detail evident throughout.

OUTSIDE If you thought the inside was great, wait till you see the outside! Starting with the front of the home, it boasts great curb appeal with beautifully maintained grass and garden beds. Parking is ample, with 3-4 car parks on the large driveway and 2 car parks under the carport, which has a garage door for additional security. The property also features a convenient side gate on the left, providing access to the alfresco space without entering through the front door. A lovely paved pathway leads from the side gate to the wrap-around alfresco area, surrounded by manicured garden beds with feature lighting to enhance the ambiance. The backyard is impeccably finished with lush grass and established manicured hedging. Additionally, there's a small garden shed for tools or extra storage at the rear. This home also features solar panels, offering energy efficiency and potential cost savings.

INVESTMENT DETAILS Located 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? Yes, there is a professional brand new, current floor plan included in the images of the advertisement.

CONTRACT NOTES Specific items that are being left after settlement: Cabinet in main bathroom. Cabinet in ensuite. 3 glass shelves on wall in main bathroom. 2 brown shelves in main bedroom. Remote for aircon in front room. Remote for air con in main bedroom. Remote for blinds in main bedroom. Remote for ducted air. Dryer bracket. Garden lighting, security lights and cameras. Side shed near bathroom - it's bolted down. Three roller door remotes. Reticulation timer on back yard tap. Specific items that are going to be removed after settlement: Shower heads are specific for the sellers so they will be removing those heads and replacing them with standard new shower heads of similar quality prior to settlement, all will be in good working order at settlement with the new shower heads in place. External garden hoses and 1 x hose reel located in the back yard.

LOCATION Situated on the quiet street of Abernethy Grove, this property is close to Cecil Andrews Senior High School and Willandra Primary School. Haynes Bar and Grill and Bunnings Warehouse are also nearby, along with multiple shopping options. The property is approximately 35.8kms from Perth CBD, around a 35-minute drive.

WHAT TO DO NEXT The Mathews Team welcomes you to attend this Saturday as aforementioned after you register your interest. Come and experience the charm and potential of 17 Abernethy Grove Seville Grove, first-hand!

Property Code: 4369