

# 191. Seville Drive, Seville Grove, WA 6112



## House For Sale

Friday, 14 June 2024

191. Seville Drive, Seville Grove, WA 6112

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 680 m2

Type: House



Andrew Hill Hill

0894952226

## **From high \$600,000s**

Nestled in the heart of Seville Grove, this charming versatile 4-bedroom, 2-bathroom or 5-bedroom 2- bathroom property offers an excellent opportunity for large families and investors alike. Built in 1995, this well-maintained brick and tile home features a spacious layout with plenty of room for everyone. The secure parking, remote garage and side access to the workshop add convenience, while the fully fenced yard ensures privacy for your loved ones. All buyers are welcome however the property is currently leased until 7-11-24 at a weekly rent of \$450.00. Current market value would be around high 600.00 - low \$700,00 per week The tenant has advised that they will not be renewing the lease. The property boasts a variety of modern amenities including ducted evaporative cooling, feature wood heater, dishwasher, roller shutters and built-in robes. The solar panels are an added bonus, making this home not only comfortable but also energy efficient. The rumpus room/5th bedroom, outdoor entertaining area and workshop provide ample space for car lovers, leisure and gatherings making it perfect for family activities or hosting guests. Seville Grove is known for its family-friendly atmosphere and proximity to essential amenities. Nearby educational institutions such as Cecil Andrews College and Willandra Primary School make it an ideal location for families with children. Additionally, the suburb offers easy access to shopping centers, Bunnings, parks, and public transport options, ensuring that all your needs are met within a short distance. If you are an investor please arrange for your property manager to inspect the property at the home open to give you an independent appraisal on the property. No viewings or offers prior to the first home open.