

**20 Blaxland Elb, Seville Grove, WA 6112**

**House For Sale**

Tuesday, 4 June 2024



20 Blaxland Elb, Seville Grove, WA 6112

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 5**

**Area: 545 m2**

**Type: House**



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## Offers From \$719,000

The Mathews Team at Rodway Group is excited to present another stunning family home for sale in the thriving suburb of Seville Grove - 20 Blaxland Elbow. This renovated 4-bedroom, 2-bathroom home boasts an array of impressive features, from the high-spec kitchen to the modern bathrooms, multiple living areas, low-maintenance backyard, and beautiful front facade with great street appeal. Nestled on a generous 545sqm block, this property truly stands out. Let's take a closer look at what this home has to offer its future owner!

**INSIDE** Stepping off the front verandah and through the entrance door, which includes an added security screen, you'll find yourself in the front formal lounge area. This space seamlessly flows into the heart of the home – the large kitchen, meals, and dining area. The kitchen is a fully renovated masterpiece, featuring stunning timber bench tops with ample space, a harmonious colour palette of green cabinetry with black handles, and high-end black appliances and tap ware. Three black and gold pendant lights add a touch of class and sophistication to this area. The kitchen/meals/dining space leads to the third living area – a sunken family room at the rear, providing a fantastic indoor-outdoor feel as it opens to the outside patio. All four bedrooms are generously sized and positioned on the right side of the home. The master bedroom, located at the front, includes a large walk-in wardrobe and a modern, functional ensuite. The three secondary bedrooms all have built-in robes, and the main bathroom is contemporary and beautifully presented. The laundry, finished with the same modern, sophisticated design, offers plenty of bench space and wall-mounted storage.

**OUTSIDE** The exterior of the home is immaculate and inviting, with an attractive front façade featuring manicured lawns and garden beds accented with mulched wood chips. A large double carport with a garage door provides secure parking for your vehicles, and there are additional parking spaces on the driveway. For added security, the home is equipped with roller shutters. A good-sized patio wraps around to the rear alfresco area, a perfect spot to unwind with friends and family for a BBQ. The backyard is completed with lovely turf, a mulched garden bed, and a tidy garden shed for your storage needs. Additionally, the home features solar panels on the roof for increased energy efficiency.

**NOTABLE FEATURES** - New carpets in all bedrooms. - New stylish hybrid flooring in the main living areas. - New freshly installed blinds. - Secure roller shutters on all bedrooms and the front window. - Alarm system for added security. - Efficient ducted air conditioning. - Cosy gas ducted heating. - Recently updated gas hot water system. - Newly installed 6kW solar system for energy savings. - Reticulated lawns and gardens for easy maintenance.

**INVESTOR DETAILS** Properties of this calibre in the highly sought-after area of Seville Grove are rare finds. This home is sure to appeal to owner-occupiers seeking a residence of distinction or investors looking for a lucrative rental opportunity. With an estimated rental return of approximately \$750 per week, this property presents a compelling investment opportunity. However, we recommend conducting your own due diligence to verify this figure.

**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.

**WHERE IS IT LOCATED?** Nestled in the peaceful enclave of Blaxland Elbow, this home offers easy access to an array 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 approximately 37 kilometres from the Perth CBD, this property is just a 35-40 minute drive from the city centre.

**WHAT'S NEXT?** The Mathews Team warmly invites you to attend the first scheduled home open advertised on this platform. Don't miss your chance to experience the charm and comfort of this exceptional property first-hand. To make an enquiry, please hit the **CONTACT AGENT** button.

Property Code: 4389