

# 21 Teal Brook Circle, Seville Grove, WA 6112

## Sold House

Friday, 8 September 2023

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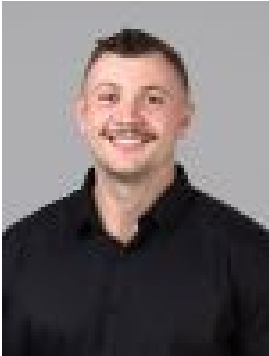
Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 524 m2

Type: House



Ben Pratt

0419290707

**\$560,000**

\*\*\*UNDER OFFER BY BEN MATHEWS 0488 997 018 & BEN PRATT 0419 290 707\*\*\*\*\*For all enquiries please contact Ben Pratt from The Mathews Team on 0419 290 707\*\*\*What a fabulous family property this is! Set on a large 524sqm block it's brilliant value for an established home buyer or a savvy investor chasing a great rental return. Seville Grove is one of the hottest suburbs at the moment and this property is an incredible opportunity – boasting so many features including a newly renovated kitchen, multiple large living areas, easy care - low maintenance back and front yards, an excellent floor plan with 4 bedrooms and 2 bathrooms, built in camera system, built in alarm system, security screens on all doors, plus a 3 kilowatt solar system! It even has two sheds for extra storage. As you can see this home is simply LOADED with all the fruit and is ready to move in and enjoy - also being located in one of the nicest sections of the entire suburb.

**INSIDE**The house is a solidly constructed 2006 build with brick walls and tiled roof. It's a great sized 4 x 2 home with a beautiful open plan living layout. Stepping through the front entrance door to the right you're greeted by the large master bedroom, the master features a great size walk in wardrobe and a well-kept, excellently maintained ensuite. Exiting the master bedroom, you enter the front lounge zone of the house – a massive area that has been designed thoughtfully with space and natural light in mind. Venture further through the residence and discover an expanse of open-plan living, a true testament to the art of hosting. Here, the kitchen, dining, and an additional living space harmoniously coexist, effortlessly leading out to the inviting rear alfresco area – a haven for seamless indoor-outdoor living. The kitchen itself is of great quality and boasts loads of bench and storage space with modern cabinetry. You have the three - secondary bedrooms to the rear of the home and all are of good size. The main bathroom and laundry areas are neat and tidy and present very well indeed.

**OUTSIDE**The front façade exudes curb appeal, blending harmoniously with the tranquil surroundings of this serene street, adorned with lush greenery and low-maintenance garden beds - also being located across the road from the parkland making it a lovely setting. The rear of the property is a great area to entertain family and friends and has an excellent alfresco/sitting zone under the main roof to enjoy. The rear yard is also full of lush greenery and has a very tranquil feel to it offering ample space for entertainment while also having 2 x garden sheds providing you additional storage space.

**THE BLOCK SIZE** as aforementioned is 524sqm.

**INVESTOR DETAILS**While this property will undoubtedly capture the interest of owner-occupiers, investors seeking substantial returns will find this proposition equally enticing. Consider the following details:- Council rates approximately \$2000 per annum.- Water rates approximately \$1200 per annum.- Rental estimate ranges from \$650 to \$700 per week based on current market trends. However, we recommend conducting your own thorough research.

**WHERE IS IT LOCATED?** Located on a quiet street and directly across from the road from the beautiful local park this home is close to local schools and is perfectly positioned not far from the Armadale & Kelmscott Town Centres as well as the awesome Haynes shopping/restaurant vicinity.

**WHAT TO DO NEXT** Hit 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.