

**213 Seville Dr, Seville Grove, WA 6112**



**House For Sale**

Wednesday, 14 February 2024

213 Seville Dr, Seville Grove, WA 6112

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 6**

**Area: 695 m2**

**Type: House**



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## Offers From \$599,000

The Mathews Team proudly presents 213 Seville Drive, Seville Grove! This well-maintained 4-bedroom, 2-bathroom home sits on a HUGE 695sqm block located in one of the areas most highly sought after pockets within the suburb. Whether you're an owner-occupier searching for a sizeable family home or an investor seeking solid rental returns, this property caters to either of those needs. Let's delve into what this residence has to offer.

**INSIDE** Upon entering, the master bedroom is immediately to your right. The master is generously sized, featuring a walk-in wardrobe and a neat ensuite bathroom. Exiting the master bedroom and returning to the entryway, you'll find a convenient study zone to your left, ideal for kids or a home office. This area flows into the well-lit lounge space, which leads to the heart of the home—the Kitchen/Living/Dining room. This open-plan layout is both functional and appealing. Although the kitchen is original, it remains neat and tidy with ample bench and storage space, along with a pantry. A lovely fireplace warms this entire space during cooler months. Both the dining and living areas open up to two alfresco spaces, creating an inviting indoor-outdoor ambiance. On the right side of the home, you'll find three additional bedrooms, one with a built-in robe, the main bathroom, and the laundry.

**OUTSIDE** Moving outside, the property boasts a well-established front façade with plenty of parking—a 3-car carport and additional spots on the driveway. The front features well-maintained greenery, hedges, and grass. To the rear, a good-sized alfresco space extends from the main residence, accompanied by a 3.0 x 6.0 workshop and a fenced-off area that was once a pool, now perfect for pets. The rear also offers a paved space and a grassed area on the left side, along with a second alfresco space.

**INVESTOR DETAILS** While this property is appealing to owner-occupiers, investors looking for a quality property may find this a perfect fit. Rental estimates range from \$600 to \$650 per week conservatively, however we recommend conducting your own due diligence on this matter. Vacant possession is available at settlement.

**CONTRACT NOTES**- The ducted AC unit is not in perfect working order and will not be guaranteed by the sellers to be working at settlement.- There is water damage to the walls in the hallway. The source of the leak has been repaired by plumbers and the walls have dried out. The sellers are having these water damaged walls in the hallway patched and painted - which will be completed prior to settlement.

**LOCATION** Nestled in the highly coveted suburb of Seville Grove, this property not only provides a home but promises a lifestyle. Enjoy the convenience of top-tier local amenities, access to excellent schools, proximity to verdant parks, and the warmth of a vibrant and welcoming community.

**WHAT TO DO NEXT?** The Mathews Team welcomes you to the home open scheduled for this Thursday. Property Code: 4283