

26 Hesketh Avenue, Seville Grove, WA 6112

PRD.

House For Sale

Friday, 5 April 2024

26 Hesketh Avenue, Seville Grove, WA 6112

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Alyssa Bay

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AUCTION: Ideal Family Home or Investment

Alyssa Bay proudly presents 26 Hesketh Avenue, a fabulous, freshly painted 4x2 in the heart of Seville Grove! Welcome to your next chapter at a property that allows you to live out your dream lifestyle. This spacious 4-bedroom, 2-bathroom property with a formal lounge and spacious kitchen sits on a generous lot of land over 500 square meters in size, ready to become the haven you and your family deserve. Freshly painted, this home boasts numerous benefits with its solid foundation and great features, awaiting your personal touch to transform it into a masterpiece. Imagine the possibilities as you envision the ideal space for your family to thrive and create lasting memories. Upon entering the property, you will be blown away by the sizeable and thoughtfully designed floorplan. The Master bedroom at the front of the house features plentiful space for a King ensemble and dresser, with a walk in robe and ensuite attached. Along the entry hallway, you will also find a comfortable formal lounge/activity area. Flooded with natural light, this space is yours to make your own; not only would it be perfect for entertaining guests, but it could also be utilised as a playroom, study, formal lounge, or theatre room. Further into the property, you will be greeted by the incredible, expansive living area. The living area boasts fantastic features such as a TV recess and generous windows, offering you ample room for a stylish set-up. "Expansive" doesn't end with the living room, though - just off it, you will find a kitchen big enough for plenty of cooks! Enjoy meal prep with your family in this open environment, perfect for dinner gatherings both large and small. You will find the minor bedrooms opposite the living area, all featuring comfortable space for a Queen bed and dressers. This property is ideal for a young family looking to establish roots in a fantastic area, or even an investor who's seeking to tap into the expanding and developing 6112 postcode!

PROPERTY FEATURES:- Enormous Master bedroom with plenty of space for a lounge retreat in the room, in addition to a well-sized wardrobe and ensuite- Separate formal lounge area at the front of the house, perfect for entertaining- Spacious open living area with plenty of room for a large dining table and lounge suite- Functional kitchen with oodles of counter and storage space- Abundance of natural light throughout the property- Large backyard/patio area, providing a perfect event space for gatherings.*******(NOTE, the new owner will need to seek retrospective council approval for the patio. The City of Armadale is aware of the structure but formal council approval has not yet been obtained.)**- Two established sheds at the rear west-end of the property, perfect for storage and a workshop

LOCATION FEATURES:- Proximity to Nature Reserves: Seville Grove is surrounded by beautiful natural reserves and parks, providing residents with opportunities for outdoor activities like hiking, picnicking, and wildlife spotting.- Convenient Access to Amenities: Locals here enjoy easy access to shopping centres, supermarkets, restaurants, and cafes, ensuring that all daily needs are met within close proximity.- Family-Friendly Environment: The suburb provides a great family-friendly atmosphere, with excellent schools, childcare facilities, and recreational options nearby, making it an ideal location for families with children.- Transportation Accessibility: The property is conveniently situated a short walk away from the nearest bus stop (on Hesketh Ave itself), providing residents with easy connectivity to surrounding areas.- Medical Facilities: There are medical centers, clinics, and hospitals in close proximity, ensuring residents have access to quality healthcare services when needed.- Close to Major Roads: Situated within close proximity to major roads and Tonkin Hwy, Seville Grove offers convenient commuting options for those working in nearby employment hubs or traveling to other parts of Perth.

ADDITIONAL PROPERTY INFORMATION:- Strata Rates: Not Applicable- Council Rates: Approx \$2500 for FY 23/24- Water Rates: TBC- The property is currently tenanted on a periodic lease. The tenants will need 60 days notice to vacate; the Seller is happy to provide this at the buyer's request.

AUCTION DETAILS: Auction will be held onsite on Saturday, April 27 at 10am. We welcome bidders paying by cash AND by finance, subject to preapproval presented to the agent prior to registering to bid. Don't miss out on this incredible opportunity to own a great property in an expanding location. Schedule your viewing today and unlock the possibilities waiting within these walls. Your dream home awaits! 📞 Contact Alyssa on 0434 929 941 or at alyssa@perth.prd.com.au for additional queries.