

29 Craigie Place, Seville Grove, WA 6112



Sold House

Wednesday, 6 September 2023

29 Craigie Place, Seville Grove, WA 6112

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 680 m2

Type: House

\$460,000

UNDER OFFER BY BEN MATHEWS - 0488 997 018Introducing 29 Craigie Place, Seville Grove, a prime investment opportunity in this highly desirable and very popular suburb. The well-maintained 3-bedroom, 1-bathroom home, built in 1990, sits on a generous 680sqm block. The residence offers a separate front lounge area and a good size open-plan living zone that seamlessly connects to a patio overlooking a low-maintenance, expansive backyard with lush green grass. Currently, it's a hassle-free investment with a tidy tenant in place however it is also available for owner occupiers. The lease runs until 07/01/2024 so you will not have to wait long before you can increase the rent if you are an investor as the existing tenant would love to stay on if offered an extended lease and as you can see they look after the home beautifully. Or you can move in when the property is vacated and enjoy the excellent Seville Grove lifestyle. The tenant currently pays \$340 per week on an old arrangement. The up to date market rate would be approx. \$500 - \$550 per week. **INSIDE** Upon entering, you'll find a well-lit front lounge area that exudes freshness and flows seamlessly into the dining/kitchen/living space. The kitchen itself boasts ample counter and storage space. All three bedrooms are generously sized, providing plenty of room. While the main bathroom and laundry areas maintain their original charm and have been lovingly maintained over the years. The transition from indoor to outdoor living is effortless, with the heart of the home gracefully leading to the rear patio, offering a scenic view of the spacious, low-maintenance backyard. **OUTSIDE** The front of this property has been just recently landscaped, creating an inviting curb appeal in this peaceful neighbourhood. Moving to the rear, you'll discover an expansive, easy-to-maintain backyard with a sizable patio area, perfect for hosting gatherings or enjoying serene evenings. The 680sqm block also presents the potential for a substantial workshop. **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 circa \$2,000 per annum.- Water rates circa \$1,000 per annum.- Rental return is currently \$340 per week on an old market rate, lease in place until 07/01/2024. The current market rate would be approx. \$500 - \$550 per week however we recommend doing your own thorough research. **WHERE IS IT LOCATED?** Situated on a tranquil street, this home is conveniently close to local schools and enjoys easy access to the vibrant Armadale and North Armadale Town Centres, as well as the bustling Haynes shopping and dining precinct. **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.