

# 38 Verdant Crescent, Seville Grove, WA 6112

## Sold House

Wednesday, 4 October 2023

38 Verdant Crescent, Seville Grove, WA 6112

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 308 m<sup>2</sup>

Type: House



Ben Mathews  
0488997018

**\$425,000**

\*\*\*UNDER OFFER BY BEN MATHEWS - 0488 997 018\*\*\*\*\*Please note - this property is currently being lived in by the seller who looks after the home exceptionally as you can see from the current photos. The seller would like to rent the house back for 2-3 months after settlement until approximately April 2024 as they are currently building a new home. So if you are investor this means you will have a great tenant in place immediately at settlement paying you rent from day one, which will allow you time to find a long term tenant without the need to rush. If you are an owner occupier then you can secure this wonderful residence now, collect some income after settlement while planning your move in for approximately April 2024.\*\*\*Welcome to 38 Verdant Crescent, Seville Grove, a delightful three-bedroom, one-bathroom home, thoughtfully designed for low-maintenance and quality living. Situated on a good sized 308sqm block, this 2011-built gem offers the perfect blend of contemporary charm and practicality.INSIDEUpon entering this inviting abode, you'll immediately notice the excellent separate front lounge zone, a versatile space that's perfect for unwinding, entertaining, or simply enjoying some quiet time. The open-plan kitchen, dining, and living room space forms the heart of the home and exudes modern elegance. With sleek finishes and ample space, this area effortlessly accommodates family meals, social gatherings, and everyday living. The three well-appointed bedrooms offer comfortable sanctuaries, each with its own unique charm. The master bedroom is a true retreat, featuring generous proportions and easy access to the well designed semi ensuite bathroom with joint entrances. The bathroom itself boasts contemporary fixtures and a fresh, modern design.OUTSIDEThe front façade of the home has loads of curb appeal, making a lasting impression on all who visit. As you explore further, you'll find a delightful courtyard and a synthetic grassed area that's perfect for children to play on or your furry friends to frolic in. The low-maintenance outdoor space includes neat paving and lovely fencing and is a great space to relax and enjoy life, not to mention its very private. The property also has a good sized double garage which is another significant value add plus a very handy external store room. As aforementioned the entire block size is 308sqm. KEY DETAILS- This property is a strata title with the strata fees being approx. \$225 per quarter.- Rental up to date appraisal approx. \$500 per week. However please do your own due diligence.- The Council Rates are approx. \$2,000 annually.- The Water Rates are approx. \$800 annually.WHERE IS IT LOCATED?This charming home is perfectly positioned in the sought-after suburb of Seville Grove. Located just 36km from the bustling Perth CBD, you'll enjoy the serenity of suburban living while still not being far from the city. Local amenities, schools, parks, and shopping centres are within easy reach, making this location a true winner.WHAT TO DO NEXTHit the contact agent button now and secure your viewing appointment!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.