

5 Imperial Ct, Seville Grove, WA 6112



Sold House

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Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 680 m2

Type: House



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\$597,000

UNDER OFFER BY BEN MATHEWS - THE MATHEWS TEAM - 0488 997 018Welcome to 5 Imperial Court, Seville Grove, a home originally constructed in 1989 - recently very tastefully renovated throughout. This residence boasts numerous appealing features, from the beautiful kitchen with a stunning subway-tiled splash back to the high-end matching bathroom and laundry. Plantation shutters add an extra touch of elegance, and it's conveniently located near excellent schools, shops & public transport, all sitting on a spacious 680sqm block. Let's take a closer look at what this stunning home and property have to offer, hitting the market for the first time since 2013.

INSIDEAs you step through the front door, a lovely front lounge area awaits you on the left - the perfect space to unwind and relax with family and friends. The colour palette in this area is light and bright, complemented by natural light flowing in from the generously sized front windows. This front lounge zone features a split-system air conditioner to keep you comfortable in every season, along with a ceiling fan. Additionally, the space includes a well-designed study nook and built-in storage. Continuing through the home, you'll find the modern and chic kitchen and dining area. The kitchen showcases gorgeous timber benchtops, a striking subway tile splashback, and plenty of storage space, including overhead cabinetry. On the right side of the home, you'll discover bedrooms 1, 2 & 3, with the main bedroom featuring a built-in robe for additional storage. The modern bathroom, matching the subway tiles in the kitchen and laundry, is positioned conveniently on the right side of the home, accessible from each bedroom. The bathroom boasts a good-sized bathtub, adding a touch of luxury. The renovated laundry, positioned off the kitchen area, harmonizes with the other wet areas. This home's internals are simply stunning, making it an ideal choice for buyers seeking a modern design with no work to be done for many years to come.

OUTSIDEThe exterior is a delightful blend of charm and functionality. The front façade welcomes you with a neat and tidy presentation, featuring established lawns, vibrant greenery, and thoughtfully arranged garden beds. To the right side of the home, you'll find conveniently located undercover garage that not only serves as protection for your vehicle but also offers a versatile space that could easily double as a workshop for those industrious tradespeople seeking a dedicated area for their craft. Venturing into the rear yard reveals a curated outdoor space. More than just a backyard, this area is adorned with greenery, providing a tranquil retreat. A fenced-off section houses a charming chicken area, perfect for those looking to embrace sustainable living or simply enjoy the novelty of having feathered companions. Adjacent to this, a vegetable patch invites you to cultivate your own fresh produce, adding a touch of self-sufficiency to your lifestyle. The pièce de résistance of the outdoor space is a generously sized undercover patio zone. This area is a great spot for relaxation, whether you're hosting a gathering with friends or simply enjoying a quiet moment outdoors. Its spacious layout offers versatility, accommodating various seating arrangements and providing an ideal setting for dining or leisurely weekend afternoons.

INVESTOR DETAILSWhile this property will be very popular with owner-occupiers, its allure extends to investors seeking a turnkey rental property. The current rental estimate, ranging between \$550 - \$575 per week in the current market, underscores its investment potential. Nevertheless, we recommend you conduct your own research regarding this.

CONTRACT NOTES1) The new shower screen panel for the renovated bathroom has been ordered and will be installed in early March 2024 - this note confirms it will be in place prior to settlement.

WHERE IS IT LOCATEDNestled in the thriving suburb of Seville Grove, this property benefits from a vibrant community atmosphere and proximity to excellent schools, including Willandra Primary School, Challis Primary School, Neerigen Brook Primary School & Xavier Catholic School, as well as shopping options and essential amenities. Seville Grove stands out as one of the hottest suburbs in Perth at the moment, making this residence an even more coveted prospect.

WHAT'S NEXTThe Mathews Team warmly invites you to explore the endless possibilities of this exceptional property during the scheduled home open on Saturday.

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Property Code: 4301