

5 Piesse Place, Seville Grove, WA 6112

Sold House

Tuesday, 5 September 2023

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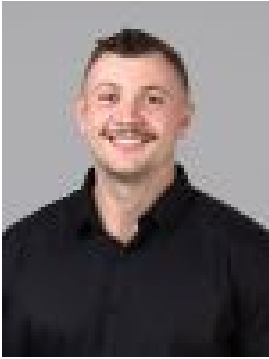
Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 429 m²

Type: House



Ben Pratt

0419290707

\$450,000

*****UNDER OFFER BY BEN MATHEWS 0488 997 018 & BEN PRATT 0419 290 707***** Are you in search of a remarkable investment opportunity, or a move in ready home nestled within the highly sought-after enclave of Seville Grove? Then your search concludes here, with an exceptional offering that beckons your attention. The Mathews Team are proud to present this very well maintained 3-bedroom, 1-bathroom, 1989 built residence. From the homes spacious open-plan living zone that seamlessly connects to the patio area, to the well presented and low maintenance yard space both front and back - all enveloped in privacy, set on a tranquil and secluded cul-de-sac street - this property ticks a lot of boxes!

INSIDE Walking into the home you are greeted by a good-sized front lounge zone, this area features plenty of natural light and has a fresh feel, flowing through to the dining/kitchen area nicely. The kitchen itself boasts loads of bench and storage space and features overhead cabinetry. The three bedrooms are positioned towards the right of the home are all of good size and all feature robes. The main bathroom and laundry areas are well presented with the bathroom finished off nicely with an excellent vanity and quality tiling. Seamless transitions between indoor and outdoor living are achieved effortlessly, as the heart of the home flows gracefully out to the rear patio making for an excellent layout.

OUTSIDE The front of this home has been freshly landscaped and presents extremely well, fitting in nicely on this quiet cul-de-sac street. The rear of the property has a good sized - fenced and low maintenance backyard including the aforementioned patio zone, which is perfect for entertaining guests or evenings spent relaxing. The block size is 429sqm.

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 approx \$2,000 per annum.- Water rates approx \$1,000 per annum.- Rental estimate ranges from \$500 to \$550 per week based on current market trends. However, we recommend conducting your own thorough research.- We do have a video walkthrough of this property available on request. To request this video please contact Ben Pratt directly on 0419 290 707.

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.