

6 Rason Ct, Seville Grove, WA 6112



Sold House

Thursday, 25 January 2024

6 Rason Ct, Seville Grove, WA 6112

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 542 m2

Type: House



Ben Mathews
0488997018

\$590,000

UNDER OFFER BY THE MATHEWS TEAM - 0488 997 018 Home open this Thursday 21/12/2023, from 5pm to 5:30pm. Wow check out this excellent opportunity located in one of WA's hottest and most popular locations – the incredibly family friendly suburb of Seville Grove! This property nestled away on a quiet cul-de-sac is being sold in AS IS WHERE IS condition due to a personal family matter however as you can see overall the property is in very solid condition having been well built in the year 2000. As far as the sellers are aware everything is in good working order and once the gardens are tidied up, some internal painting was completed, certain floor coverings replaced as required and some minor handyman works are done – this would bring the property back to its former glory, adding significant value immediately – making this a sensational investment opportunity!

INSIDE This spacious 4-bedroom, 2-bathroom home is a canvas ready for your personal touch. The well-thought-out layout starts with a welcoming entryway leading to a generously sized formal lounge – a versatile space for family activities or your own movie haven. The master bedroom positioned towards the front of the home boasts ample space, an ensuite, and a walk-in wardrobe for your convenience. Adjacent is a second bedroom with a built-in wardrobe, offering flexible accommodation options. The heart of the home, featuring a large dining/living/kitchen area, seamlessly extends to the MASSIVE alfresco space, creating a perfect blend of indoor-outdoor living. The kitchen, with its abundant bench space and stylish subway-tiled splash-back, is designed for both functionality and aesthetics. Continuing through the home, two additional bedrooms, each with built-in robes, accompany the main bathroom and laundry area. The home also has the added bonus of a solar system and solar panels installed for extra efficiency as well as an evaporative air conditioner to keep you cool in these summer months.

OUTSIDE Under the main roof, a double carport with a garage door ensures security, complemented by additional parking spaces on the driveway. The wrap-around style alfresco is ideal for entertaining, creating a welcoming atmosphere. The property extends to a rear shed (6mx3m) and a synthetic grassed area, perfect for kids or pets to play. The rear also contains a 6 person spa that comes with the home. A perfect spot for kicking back and relaxing after a hard day at work. With some minor gardening to the exterior, it certainly will bring this home back to its former glory.

WHERE IS IT LOCATED? Nestled in the highly sought-after suburb of Seville Grove within a lovely quiet street, this property enjoys proximity to quality local schools, shops, and public transport.

CONTRACT NOTES & INVESTOR DETAILS

- 1) This property is being sold in AS IS WHERE IS condition and will be noted on the contract as such.
- 2) As far as the sellers are aware everything is in good working order and once the gardens are tidied up, some internal painting was completed, certain floor coverings replaced as required and some minor handyman works are done – we would estimate this property to be able to achieve a rental return of circa \$650.00 per week. However please do your own due diligence.
- 3) Is there a video walk through? Yes - request this from Ben Mathews and it can be sent to you via WHATSAPP.

WHAT TO DO NEXT Ben Mathews from Rodway Group invites you to explore this property during the home open this Thursday evening, 21/12/2023, from 5pm to 5:30pm. Don't miss this excellent opportunity. Property Code: 4250