

7 Rason Ct, Seville Grove, WA 6112



House For Sale

Friday, 3 May 2024

7 Rason Ct, Seville Grove, WA 6112

Bedrooms: 5

Bathrooms: 2

Parkings: 4

Area: 714 m2

Type: House



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Offers From \$699,000

Check out this absolute beauty in a prime location within Seville Grove. This home boasts 5 bedrooms, 2 bathrooms, and offers all the amenities one could desire. From its spacious living areas to its multiple lush alfresco spaces, this meticulously maintained property is sure to impress. Let's delve deeper into what this fantastic family home has to offer its prospective buyer.

INSIDE As you step through the front entry door, you're welcomed into the main living space, comprising of a spacious living/dining area. This open-plan layout features a split-system air conditioner for year-round comfort and plantation shutters for a touch of elegance. The living area seamlessly transitions into the heart of the home: the well-appointed kitchen. Boasting ample bench space and overhead cabinetry, this kitchen is complemented by a light colour palette that exudes timeless charm. Adjacent to the entry/living area, you'll find a versatile room measuring 2.7 x 4.0 metres, suitable for use as a fifth bedroom, study, or media room—the possibilities are endless. Strategically positioned on the right side of the home, the master bedroom is both spacious and inviting. Complete with a generous walk-in wardrobe and a tidy ensuite bathroom, the master bedroom also features a split-system air conditioner and a ceiling fan for optimal comfort. The remaining three bedrooms are located on the left side of the home, each boasting ample space and built-in wardrobes. The main bathroom and laundry are conveniently situated nearby, ensuring easy access and maintaining the home's neat and tidy aesthetic.

OUTSIDE Stepping outside the residence at 7 Rason Court, you're greeted by a meticulously maintained front façade. The property features a sizable double garage for parking or additional storage, along with multiple additional parking spots on the driveway. Surrounding the home are several alfresco spaces, perfect for entertaining and relaxation with family and friends. Additionally, the property boasts well-mulched garden beds, established greenery, a small rear garden shed, and grass in areas surrounding the exterior—a testament to the care and attention lavished on the property by its current owners. Another added bonus for this property is the 5kw solar system and you have fully automatic reticulation throughout.

INVESTOR DETAILS Properties of this calibre in the highly sought-after area of Seville Grove are a rare find. This home is sure to appeal to owner-occupiers seeking a residence of distinction or investors looking for a lucrative rental opportunity. With an estimated rental return of approximately \$700-\$750 per week, this property presents a compelling investment opportunity. However, we recommend conducting your own due diligence to verify this figure.

CONTRACT NOTES 1) The excellent external spa forms part of the sale price and comes with the home. There are no warranty's from the seller that this spa is council approved and compliant - so please do your own due diligence or you can request the spa is removed prior to settlement. 2) The artistic slimline TV (displayed in photos with a Zebra on it) forms part of the sale as has been beautifully built into that space to custom fit.

IS THERE A FLOOR PLAN? Yes, there is a professional brand new, current floor plan included in the images of the advertisement.

LOCATION Nestled in the peaceful enclave of Rason Court, this home offers easy access to an array of amenities. Nearby attractions include the Haynes Bar and Grill, Haynes Shopping Centre, Kelmscott Shopping Precinct, as well as Cecil Andrews Senior High School and Willandra Primary School. Situated approximately 37 kilometres from the Perth CBD, this property is just a 35-40 minute drive from the city centre.

WHAT'S NEXT? The Mathews Team warmly invites you to attend the first scheduled home open advertised on this platform. Don't miss your chance to experience the charm and comfort of this exceptional property first-hand. To make an enquiry please hit the **CONTACT AGENT** button.

Property Code: 4363