

**7 Riverside Lane, Seville Grove, WA 6112**



**House For Sale**

Friday, 17 May 2024

7 Riverside Lane, Seville Grove, WA 6112

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 756 m2**

**Type: House**



David Milkovits  
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## Offers Invited

7 Riverside Lane, Seville Grove Spacious and superbly secluded family home built in 2003 resting on 756 sqm of land behind a gated entry. The home features two well separated living areas as well as an open format games room adjoining family areas & kitchen which features plenty of counter space, gas cooking, dishwasher, breakfast bar and outlook over a year round covered patio. Sleeping accommodations are well proportioned with a large master suite complete with walk in robe, full en-suite and cute bay window. Outside a covered patio joins the back of the lock up garage and leads to a secure shed/workshop at the rear of the home while rear gardens are mostly well framed lawn with some easy care shrubbery. Currently on a short term tenancy (monthly) to reliable tenants - Investors would expect market rent to be around \$650pw. The property has been tenanted for some time so there is some minor wear however nothing a bit of enthusiasm and a paintbrush couldn't take care of. Round out with air conditioning, durable timber look flooring and plenty of hardstand at the front, you have an opportunity close to parks and public transport to enjoy spacious family living or keep as a rental in a rapidly rising market. Its win win all the way. Approximate Rates Council 2350 Water 1060 Rental Estimate: \$600-650pw PRICE GUIDE AVAILABLE: YES - From High 500's Call David Milkovits - 0412 999 775 - Now Over 2600 Homes Sold IMPORTANT: While care is taken to gather data from usually reliable sources the information provided is for use as a guide only and does not form part of any contract and should not be taken as an accurate representation. Drawings and diagrams are not to scale and distances are approximate. Intending buyers should rely solely on their own enquiries. Virtual furnishings have been used for illustration purposes only.