

7 Sefton Avenue, Viveash, WA 6056



House For Sale

Thursday, 7 March 2024

7 Sefton Avenue, Viveash, WA 6056

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 810 m2

Type: House



Lindsay Earnshaw



Shirley Williams
0414996706

UNDER OFFER

This utterly delightful and refreshed Viveash home is the perfect place to start a new chapter of idyllic family life. Not only will it tickle the fancy of any first home buyer wanting to comfortably settle somewhere long-term, but it's also an ideal investment for anyone building a solid real estate portfolio with very rentable properties. And what's a family home without a pool? Thanks to the current owners, this home boasts a new below-ground beauty, along with a host of other recent additions and upgrades. With Summers seeming to stretch out for half the year now, it just makes sense to have one, right? So bring your bathers, bring the kids, bring your dreams for the future, and jump into this opportunity for a fresh new life. Inside, you'll find a crisp, impeccable and cosy haven with a stylishly decked-out and sleek kitchen complete with a new breakfast bar, LED lighting throughout, and big windows that capture the light. This is a classic home that has shed all the dated bits of its original 1960s incarnation, keeping the charm (high ceilings, gleaming floorboards) but leaving you with a modern property you can be proud of. Even the sleepout has been converted from an almost liminal, tricky-to-use space into a functional and perfectly pretty second living area. It opens out to the back patio so set it up as a games room, bar, or dining area and get hosting all your favourite people. Cheers!

Features Include:

- 1968 built brick and tile home
- Full of charm and a warm ambience
- Well maintained and beautifully decorated
- 3 bedrooms 1 bathroom
- Front lounge room
- Well appointed kitchen with good bench space and cupboards
- Family room and meals
- Split system air conditioning
- Full length patio overlooking backyard
- Below ground swimming pool
- Good size powered shed with vehicle access
- Lush lawn front and back
- Fenced backyard
- Double carport with auto door
- 810sqm zoned R20/35

You'll probably fall in love at the curb, to be honest, with this home's white-painted brick, cheery little pathway leading you to the front porch, and easy-care front landscaping. But try to pace yourself and your excitement. Notice the internals have been freshly painted too and do note there's room to grow here with potential for future subdivision. And with location being just as important as the property itself, this one is definitely a winner in the convenience stakes. Tucked away between Guildford, Midland, and the Swan River, you can enjoy a balance between the vistas of pretty wineries and nearby nature spaces, the convenience of shops and cafes, and the excitement of an almost endless array of sports facilities. A bus stop just a stone's throw from your front door will see you into Midland where you can catch a movie or hop a train to the CBD, and there are a handful of schools - including Midland TAFE - conveniently close by. Parking, too, is sorted thanks to the garage with its roller door plus plentiful driveway space, so you're all set no matter your lifestyle. You'll have to be lightning fast!

For more information on 7 Sefton Avenue Viveash, or for friendly advice on any of your real estate needs, please call Shirley from Team Lindsay on 0414 996 706.