

73/135 Challis Road, Seville Grove, WA 6112

THE AGENCY

Unit For Sale

Friday, 16 February 2024

73/135 Challis Road, Seville Grove, WA 6112

Bedrooms: 3

Bathrooms: 2

Parkings: 3

Area: 258 m2

Type: Unit



Anika Orr

0417949747

From \$398,000

Welcome to this immaculately presented 3-bedroom, 2-bathroom freestanding, street front villa. Upon entry, you're greeted by a spacious formal lounge on your right, and the master bedroom on your left. Both spaces offer reverse cycle air-conditioning for year-round comfort and the master retreat features its own contemporary ensuite bathroom, adding to the overall appeal of this inviting space. The heart of the home lies in its open-plan kitchen/dining/family area adorned with tiled floors and a neutral colour palette. The modern Chef's kitchen is equipped with stainless steel appliances, ample bench space, and storage, perfect for whipping up culinary delights. All three bedrooms feature built-in robes, providing ample storage space, while the main bathroom offers both a bath and a separate shower for added convenience. Step outside to discover a delightful private courtyard, ideal for unwinding after a long day. The low-maintenance gardens are fully reticulated off a bore, ensuring easy upkeep and for added peace of mind, the property features an alarm system. Located within walking distance to shops, schools, a medical centre, Armadale Fitness and Aquatic Centre, and public transport. This property epitomises convenience. Say goodbye to the hassle of commuting and enjoy the ease of access to all amenities. With so much to offer, this property is ideal for first-time buyers, downsizers, or astute investors looking for a hassle-free addition to their portfolio. Boasting a potential rental income of \$470-\$500 per week, it promises a great return on your investment. **HIGHLIGHTS:-** 3 bedrooms, 2 bathrooms- Formal lounge - Open-plan kitchen/dining/family area- Modern Chef's kitchen with stainless steel appliances- Built-in robes in all bedrooms- Private courtyard with low-maintenance gardens- Alarm system- 2x reverse cycle air-conditioning units- Single carport with brick storeroom- Fully fenced courtyard- Convenient location within Challis Green Estate **PROPERTY INFORMATION:** Council rates: \$1,968.90 p/a approx. Water rates: \$1,004.29 approx. Strata Fees: \$459.82 per quarter Don't miss out on this fantastic opportunity, contact Anika Orr on 0417 949 747 today to make this your new home or investment property. **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.