

# 9/19 Milano Loop, Seville Grove, WA 6112

## Sold House

Wednesday, 4 October 2023

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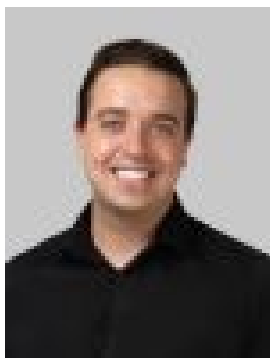
Bedrooms: 3

Bathrooms: 2

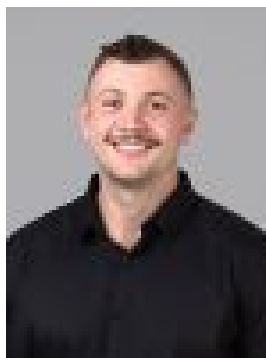
Parkings: 2

Area: 251 m2

Type: House



Ben Mathews  
0488997018



Ben Pratt  
0419290707

**\$429,000**

\*\*\*UNDER OFFER BY BEN MATHEWS 0488 997 018 & BEN PRATT 0419 290 707\*\*\*\*\* FOR ALL ENQUIRIES PLEASE CONTACT BEN PRATT FROM THE MATHEWS TEAM ON 0419 290 707 \*\*\*Discover this well-maintained street front villa. Built in 2007 this rare opportunity boasts three bedrooms, 2 bathrooms and is nestled in the heart of Seville Grove - one of WA's most popular suburbs positioned on a 251sqm block. This property offers modern comfort and convenience, with easy access to nearby parks, schools and shopping centres. Whether you are an investor looking for an excellent return or an owner occupier chasing an awesome home within a secure complex, this one ticks a lot of boxes and will be sure to impress!**INSIDE**The internal bones of this villa are very solid, and it's been meticulously maintained over the years. The villa features a large open plan living zone with a beautiful kitchen that has an abundance of storage and bench space. The open plan living/ dining area flows effortlessly through to the paved alfresco zone towards the rear of the home. As you make your way through to the rest of the home you'll notice the low maintenance - easy care flooring throughout. With three great sized bedrooms and two well-presented bathrooms this home is packed with value - whether you're looking for a neat and tidy, ready to move in residence or you are an investor chasing a good solid home with excellent returns you can't go wrong with this perfectly located beauty!**OUTSIDE**This street front villa is the best positioned property in this complex and presents extremely well, boasting its own driveway and beautiful front lawn/garden. The back alfresco zone is of good size and features a well constructed patio area making this a nice spot for a BBQ with friends & family or evenings spent relaxing. You won't need to worry about space, placed on a 251sqm block featuring a good sized DOUBLE garage, there is loads of room and the villa feels very spacious.**KEY DETAILS**- Please note this property is currently tenanted on a month to month lease with the current tenant paying \$420 per week. - This property is a strata title with the strata fees being \$225 per quarter.- Rental up to date appraisal approx. \$500 per week. However please do your own due diligence.- We do have a video walkthrough of this property available on request. To request this video please contact Ben Pratt from The Mathews Team directly.- The Council Rates are approx. \$2,000 annually.- The Water Rates are approx. \$800 annually.**WHERE IS IT LOCATED?**This fantastic home is perfectly situated for a relaxed and convenient lifestyle. If you have kids, you'll love how close it is to Cecil Andrews Senior High School and Willandra Primary School, making those school runs a breeze. When it's time for shopping, you're just a short drive from the expansive Armadale Shopping Centre, where you can indulge in retail therapy and enjoy a variety of dining options. Need to grab groceries? Coles North Armadale is also just a hop, skip and jump away. And if you're in the mood for a day out or need to commute, you'll appreciate the easy access to Tonkin Highway, putting local and regional destinations well within your reach. This location has it all, offering a relaxed lifestyle with all the conveniences you could ask for!**WHAT TO DO NEXT**Hit the contact agent button to enquire on this property now!**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.