

# 19 Brolga Grove, Seville Grove, WA 6112



## House For Sale

Wednesday, 8 May 2024

19 Brolga Grove, Seville Grove, WA 6112

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 540 m2

Type: House



Gareth May  
0893983000

## Buyers Over \$685,000

Perfect for first homebuyers, growing family, or investor this home has a lot to offer. Positioned on a 540m<sup>2</sup> block, a spacious floor plan offering 4 bedrooms, 2 bathroom, theatre, activity room and alfresco area perfect for entertaining! Conveniently located a few minutes' drive away to Champion Drive shopping centre where you will find supermarkets, cafe's, dining, medical facilities. This family friendly home certainly ticks all the boxes for convenient living and lifestyle. Enjoy a family day at the Armadale Fitness and aquatic centre that is just under 2km away where you will find a range of indoor and outdoor pools, waterslides, playground and a basketball hoop.

**INSIDE**

- Highly functional floor plan with multiple living areas, spacious open plan living and dining.
- Main bedroom is a good sized, positioned at the front of the home double walk in robes and a sparkling ensuite.
- Secondary bedrooms are positioned around a central activity area where the kids can have their own space away from the main living spaces.
- Functional kitchen offering loads of bench space, built in pantry finished with quality appliances including 600mm stainless steel oven & stove.
- Ducted evaporative air-conditioning throughout to keep you cool on the warm nights.

**OUTSIDE**

- Side access through a generously sized lockable gate, allowing for parking motorbikes, trailers and easy access to the back yard.
- If you love to entertain you will love the alfresco with extended patio allowing you to sit back and relax whilst the kids and pets run around and play. Fire up the BBQ and enjoy celebrating those special occasions with family and friends.

**SO MUCH, SO CLOSE**

- 850m - Nearest Bus Stop
- 1.0km - Westfield Skate Park
- 1.3km - Bob Blackburne Reserve
- 1.9km - Armadale Fitness and Aquatic Centre
- 750m - Challis Community Primary School
- 1.8km - Cecil Andrews College
- 1.8km - Champion Drive Shopping Centre

\*Distances are approximate, sourced from google maps.

**PROPERTY DETAILS**

Land Size: 540m<sup>2</sup>  
Build Year: 2014  
Built Area (Living): 169m<sup>2</sup>  
Floor Plan: Available  
Council Rates: \$2,494.79 Annually (Approx)  
Water Rates: \$1,252.08 Annually (Approx)  
NBN: Available  
INVESTORS  
Vacant Possession available at settlement  
Rental Appraisal: \$650-\$680 per week.  
Video walk through & certificate of title available, please send email enquiry to request.  
**BOOK AN INSPECTION**  
Contact Gareth May on 0430 400 664 or [gmay@attreerealestate.com](mailto:gmay@attreerealestate.com). auto arrange a private inspection.

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