

79 Seminole Gdns, Seville Grove, WA 6112



House For Sale

Wednesday, 10 July 2024

79 Seminole Gdns, Seville Grove, WA 6112

Bedrooms: 4

Bathrooms: 2

Parkings: 5

Area: 544 m2

Type: House



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Offers From \$629,000

The Mathews Team at Rodway Group is thrilled to present this exciting new opportunity in the sought-after suburb of Seville Grove. This quality-built brick and tile home, situated on a 544sqm block and built in 1993, boasts a modern, light-filled interior that is sure to impress the whole family. With 4 bedrooms, 2 bathrooms, a separate lounge area at the front, and an open-plan living and dining area overlooked by the kitchen, there is room for everyone here!

INSIDE Step through the front door and immediately appreciate the quality flooring that complements the neutral décor throughout. The front carpeted lounge room is perfect for enjoying cosy movie nights at home. From here, step into the designated dining area, which conveniently adjoins the well-equipped kitchen featuring a gas stovetop and plenty of storage and bench space. The open-plan living area is at the heart of this home, with a fireplace ensuring warmth and comfort during the colder months as you unwind and relax from a busy day. Ducted air-conditioning throughout adds extra comfort year-round. Having been recently painted in sections as required there is nothing to do here but move in and enjoy your new home or rent it out for a good return! The four generous-sized bedrooms include a master bedroom with a walk-in robe and a modern renovated ensuite. All secondary bedrooms are carpeted with built-in robes. The main bathroom is neat and tidy and features a bathtub for relaxation. The property has the added benefit of a recently installed new HWS saving on upcoming maintenance costs.

OUTSIDE First impressions will be high as you arrive at the property with its well-kept lawns and easy-to-maintain garden beds. There is plenty of parking available on the paved driveway as well as in the two-car undercover carport. The exterior of the property is a perfect space for outdoor entertaining and for kids and pets to enjoy. It boasts a spacious paved patio area with the option to drive through from the carport if needed or to use the whole area as an entertainer's dream with plenty of room for an outdoor BBQ! There is a large, grassed area and well-kept, low-maintenance gardens, as well as two garden sheds for additional storage or various projects.

INVESTOR DETAILS This property is sure to attract local owner-occupiers, but it will also be very popular with investors seeking a solid rental return in a booming suburb. We anticipate a rental income of approximately \$700 per week in the current market. However, we advise conducting your own due diligence.

IS THERE A FLOORPLAN AND VIDEO WALKTHROUGH? - Yes, there is a brand new, professional floor plan included in the images of the ad. - Yes, there is a video walkthrough taken on an iPhone the same day the photos were taken. You can request this from our team via WhatsApp at 0488 997 018.

LOCATION This property is conveniently located close to Wilandra Primary School, as well as Matthew Stott Reserve – perfect for taking the dog for a walk or the kids for a play on the playground and large open space. It is approximately a 40-minute drive from the Perth CBD, making it an ideal location for families and professionals alike.

NEXT STEPS The Mathews Team invites you to attend the home open scheduled for 11:30 am – 12:00 pm this Saturday. If you wish to make an offer on this property, please contact The Mathews Team to receive an offer form. Property Code: 4414