

**Unit 54/135 Challis Road, Seville Grove, WA 6112**



**Villa For Sale**

Wednesday, 19 June 2024

Unit 54/135 Challis Road, Seville Grove, WA 6112

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 110 m2**

**Type: Villa**



Mike Dunsmore  
0894959999

## Offers from \$489,000

• LOW MAINTENANCE • WALKING DISTANCE TO AMENITIES • TWO DISTINCT LIVING SPACES • READY FOR IMMEDIATE POSSESSION This is a highly regarded complex, the unit has a simple and efficient design and this is an outstanding location in one of the fastest rising markets in Western Australia! THE HOME: This is a lovely, well-maintained 3-bedroom, 1-bathroom villa with two living spaces! . A well sized open plan living and roomy kitchen is a lovely space and the master bedroom has a large semi-ensuite. Great design with two toilets, as well as split system air-conditioning unit. Double carport and fully fenced courtyard with just the right amount of garden for low maintenance living. INVESTORS: If you are looking to buy this as an investment, the current rental appraisal is \$520-\$540 per week! Formal rental letter can be provided on request. LOCATION: Well located with everything you need within easy walking distance including Shopping Centre, Medical Centre, a huge park with Armadale Aquatic and Fitness Centre and heaps more! Seville Grove is a highly sought after suburb for home owners and investors alike, and it's no wonder with such affordable housing options, with so many amenities close by. PROPERTY PARTICULARS • Build Year: 2009 • Block Size: 216sqm • Living Size: 110sqm • Council Rates: \$1968pa • Water Rates: \$1004/pa • Strata Fees: \$450/pq • Rental Appraisal: \$520-540/pw (all values are approximate only) Viewings will be by appointment only so Contact Mike Dunsmore 0413 754 110 to arranged a booking.