

2 LEAF PLACE, Seville Grove, WA, 6112

House For Sale

Wednesday, 20 November 2024

2 LEAF PLACE, Seville Grove, WA, 6112

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: House

SPACIOUS CORNER BLOCK GEM WITH MODERN UPDATES IN S

The Mathews Team at Rodway Group Presents: 2 Leaf Place, Seville Grove! We're excited to present another outstanding Seville Grove property! Making its first appearance on the market in 8 years, this home was originally built in 1994 and has been lovingly maintained and tastefully updated. With its thoughtful design and excellent condition, it's ready to welcome its next owner-whether as a delightful home or a promising investment opportunity, with a rental estimate of approximately \$600 per week. Let's explore what this home offers its future owner.

INSIDE

Stepping inside, the journey begins in the formal lounge, located to the left of the entryway. This well-sized room boasts timber-look flooring and a neutral colour palette that creates a warm and inviting atmosphere. A large window allows natural light to flood the space, while the split-system air conditioning ensures year-round comfort. From here, the lounge seamlessly connects to the central hub of the home-the open-plan kitchen, dining, and family area. The kitchen is both functional and stylish, offering ample bench space, plenty of storage, and overhead cabinetry. This space flows effortlessly to the alfresco area, providing an excellent indoor-outdoor living experience. The master suite is positioned at the front of the home and includes a walk-in wardrobe as well as access to the semi-ensuite bathroom. The two secondary bedrooms are located towards the rear of the home, with one featuring a built-in wardrobe. The laundry, conveniently positioned next to the bathroom, is neat and practical. Overall, the interior of this residence is well-maintained, thoughtfully designed, and filled with features that make it a great place to call home.

OUTSIDE

The property is set on a generous 501sqm corner block, offering plenty of parking options with a carport featuring a roller door and additional driveway space. The front yard is adorned with palm trees that lend a touch of tropical charm. In the backyard, a spacious wrap-around alfresco area provides the perfect setting to relax or entertain. The outdoor space also includes ample room for children or pets to enjoy, as well as a garden shed that's ideal for storage, projects, or tools.

INVESTMENT POTENTIAL

Seville Grove is a sought-after area with strong rental demand, making this property an excellent investment opportunity. With an estimated rental return of approximately \$600 per week (buyers should conduct their own due diligence), this home is a great choice for anyone looking to invest in a high-demand location.

LOCATION

Situated on a quiet street in one of Seville Grove's most convenient pockets, this home is close to schools, shops, and amenities. Nearby options include Cecil Andrews Senior High School and Willandra Primary School, making it an appealing choice for families.

WATCH THE VIDEO TOUR

We've created a video tour to provide a closer look at the property. To request the video, simply send a message via WhatsApp to 0488 997 018.

WHAT TO DO NEXT

Don't miss out on this fantastic opportunity! Send us an enquiry today to learn more about 2 Leaf Place, Seville Grove.

Property Code: 4573