

2 Mandarin Way, Seville Grove, WA, 6112

House For Sale

Friday, 6 December 2024



2 Mandarin Way, Seville Grove, WA, 6112

Bedrooms: 5

Bathrooms: 3

Parkings: 4

Type: House

Perfect First Home or Investment Heaven!!

Do you want to make an offer? Follow the link to submit an offer -

<https://www.thebestrealty.com.au/offer-submission-form/>

Alternatively, SCAN the QR Code in one of the photos to also submit your offer!

VIDEO walk-through AVAILABLE via WhatsApp - TEXT - "2 MANDARIN WAY" to 0430883582

Aman Singh & Yad Gill from The Best Realty Group present 2 Mandarin way, Seville Grove to the Market!!

This Fully renovated Family Home is a hidden gem nestled in the most favourable family suburb of Seville Grove. Boasting a delightful combination of modern elegance and practical design, this property is sure to impress.

Key Features:

- Fully Renovated all around
- Built-in 1986
- Block: 749m², corner block
- 5 Bed, 3 Bath & space for multiple car spaces
- Master1 Bed with Ensuite and walk-in-robe
- Master2 with additional Parents retreat or Study/Office/Nursery area
- 3 Spacious Minor Bedrooms
- Modern Renovated Kitchen, separate island benchtop and stainless steel appliances (induction cooktop)
- Separate Dining & Sunken Family Lounge area
- Tiled Flooring all around for easy maintenance
- LED Downlights all around
- Freshly Painted
- Ducted Evaporative Aircon
- Carport to fit Multiple cars & additional parking space in the front of the property
- Super Low Maintenance private backyard with massive covered Patio

Distances -

- Short distance to Armadale Train Station
- Short Drive to Armadale Shopping Precinct

****Rental Appraisal - \$740-\$780 per week****

All offers are taken through EXPRESSION OF INTEREST form -

- All Offers are presented to the Seller as they are received through our Expression of Interest Form (non-binding offer form). The Seller will decide to sell if they receive an Offer with price and terms that meet their needs.

HOW TO OFFER :

- Offers are Non-binding until the Seller accepts your Offer and a Formal Contract of Sale is drawn up and accepted by you and the Seller. A draft contract of sale with Sellers disclosure statement and Certificate of Title is available upon request.

INCLUDE YOUR TERMS -

- Deposit payable - if Offer is accepted - normally \$10,000 to \$20,000 (no minimum)
- Subject to Finance (if applicable) - Please state the loan amount. e.g. 80% and include your Mortgage Broker's contact details, if you are happy for us to contact them
- Please include in notes if you have a Finance Pre-Approval available (upload a copy if available).
- Select if you would like Termite and/or Building inspections
- The Best Realty Group properties are sold subject to Electrical, Plumbing and Gas being in Fair/Good working order

unless otherwise stated in the Sellers Disclosure Statement

PRIOR TO PRESENTING YOUR OFFER

- Our Sellers request that we (with your permission) contact your broker to qualify your finance position.
- Please note that we may Double-qualify finance conditions on our Offers to give the Sellers as much confidence in accepting your Offer as possible. If a Seller is confident your finance will be approved they are more likely to accept your offer.

DISCLAIMER:-

****Virtual staging has been in the photos. The images of the furniture at the property have been digitally altered or enhanced.****

****Images from previous Rental/Sales Listings have been used to protect tenants' privacy.****

****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 independent inquiries.**

****The Best Realty Group have endeavoured to ensure the information is true and accurate but accepts no responsibility and disclaims all liability concerning any errors, omissions, inaccuracies or misstatements.**

****Reference to a school does not guarantee the availability of that particular school.**

****ALL distances are estimated using Google Maps. Prospective purchasers should enquire with the relevant authorities to verify the information in this advert.**

****ALL boundary lines and sizes on imagery are APPROX only.****