

21 Abernethy Grove, Seville Grove, WA, 6112



House For Sale

Friday, 15 November 2024

21 Abernethy Grove, Seville Grove, WA, 6112

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: House



Ash Swarts

0894959999

Immaculately Presented!

One of the most well presented homes we have seen in the area, with a fantastic outdoor patio. This property is perfect for young families, downsizers, or any well discerning buyer.

INSIDE

This charming 1995-built home offers a comfortable living experience with 3 bedrooms and 1 semi-ensuite bathroom. The interior features a functional layout, providing a cosy retreat ample family living. The main living area is open-plan and connects to the outdoor patio. The impressive kitchen is modern, equipped with stainless steel appliances and lots of storage, a waterfall edge stone benchtop and a breakfast bar. A second living space at the front is perfect for a lounge or family living. The master bedroom has two built-in robes and access to the semi-ensuite. Relax in the stand alone bath, or enjoy the large shower with a rain head. The 2 secondary bedrooms are well-sized with built-in robes. Ceiling fans and split system air-conditioning in both living areas offer fantastic climate control, and beautiful laminate flooring runs through the home.

OUTSIDE

Set on a manageable 484-square-meter block, this property offers a private backyard with an expansive patio that's perfect for entertaining, gardening, or simply relaxing. Exposed aggregate concrete makes for easy cleaning and a lovely aesthetic, while tasteful gardens are low maintenance. A single carport provides sheltered parking, with additional driveway space for vehicles. A good sized shed at the rear of the property is convenient for extra storage and any handyman's needs. A 2.5kW Electric Solar System on the patio roof provides reduced electricity costs.

LOCATION

Positioned in the family-friendly suburb of Seville Grove, this property is close to schools, shopping centers, public transport, and local parks. The convenient location ensures easy access to major roads, making commutes simple.

INVESTORS

Property will be vacant at settlement. The current market rental appraisal is \$590 - \$620 pwk. We have people looking for these properties every day! This home presents a fantastic investment opportunity with its desirable location and versatile layout. With the low-maintenance block and proximity to amenities, it offers strong rental potential in a competitive market.

PROPERTY PARTICULARS:

- Build Year: 1995
 - Block Size: 484 sqm
 - Living Size: 114 sqm
 - Council Rates: \$2,050 pa
 - Water Rates: \$904 pa
 - Rental Appraisal: \$590 - \$620 pwk
- (all values are approximated)