

SOLD



82 San Jacinta Rd, Seville Grove



## All The Extras!!!

Discover your dream home with this solid, meticulously maintained 3 bedroom, 2 bathroom residence. Situated on a generous 503sqm block, this brick and tile beauty offers the perfect blend of comfort, convenience and modern living.

The home is freshly painted throughout, enhancing its bright and welcoming atmosphere and you will appreciate the insulation benefits of double-glazed windows, keeping the home cosy in winter and cool during the summer months (and not to forget quiet, from the sound insulation).

A 6 zone reverse cycle ducted air conditioning has been recently installed alongside a solar power system complete with battery storage, ensures you can harness the sun's power and use it long after the sun sets.

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**Price** SOLD for  
\$650,000

**Property Type** Residential

**Property ID** 124

### Agent Details

Lee Tamblin - 0466 250 944

### Office Details

One Percent Realty WA  
1003/162 Canna Drive  
Canning Vale, WA, 6155  
Australia  
61 466 250 944

This home is ideal for a couple, a small family or FIFO workers to move in now or for investors to generate rental income.

Don't miss out on this impeccable property.

### **Key Features:**

- \* **Master Suite:** Enjoy the luxury of a walk-in robe and ensuite in the main bedroom.
- \* **Spacious Bedrooms:** Built-in cupboards in the additional bedrooms provide ample storage.
- \* **Two Living Areas:** Perfect for both family time and entertaining guests.
- \* **Stylish Interiors:** Tiled kitchen, dining areas, bathrooms, and laundry for easy maintenance.
- \* **Modern Amenities:** Heat lamps and exhaust fans in bathrooms.
- \* **Comfort All Year Round:** WiFi Controlled ducted reverse cycle air conditioning throughout
- \* **Gourmet Kitchen:** Featuring a plenty of storage, dishwasher and a gas oven.
- \* **Outdoor Entertaining:** Large paved area under a pitched roof pergola, ideal for gatherings.
- \* **Convenient Parking:** Single garage with a remote electric door and driveway parking for two additional vehicles.
- \* **Additional:** Parking for a caravan/boat on the front driveway without impacting access to the carport
- \* **Technology:** Complete solar power system with battery storage (6.6Kw Solar with 7.7Kw battery)
- \* **Low Maintenance Gardens:** Equipped with Wifi controlled Reticulation System
- \* Additional items
- \* **Block Size:** 503sqm
- \* **Living Area:** 156sqm
- \* **Built In:** 1994

### **Additional (& near new) Items**

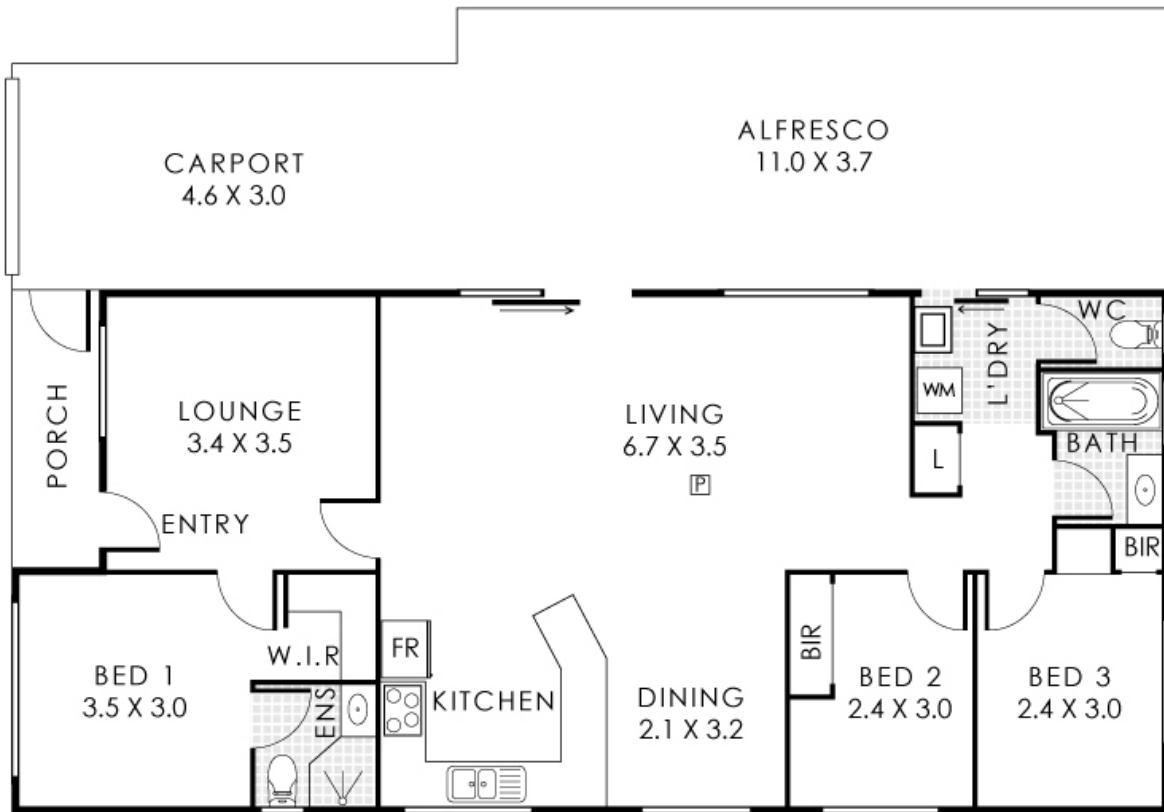
- \* Ikea wardrobe and shoe rack in living room

- \* Gas stove and oven
- \* IKEA wardrobe in the kids room
- \* New water heater(installed in January 2024)
- \* Garage gate motor( installed 2024)
- \* Smart lock entry with finger print ID
- \* Roof insulation( installed 2022)

### **Location Highlights:**

- \* **Proximity to Schools:** Close to childcare, primary, and secondary schools.
- \* **Public Transport:** Bus stop just 50 meters away, and an 8 minute walk to the train station.
- \* **Accessibility:** Quick access to major roads and a variety of amenities, including shopping centres, parks, medical facilities, fuel stations, Bunnings, and food outlets

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*



## 82 San Jacinta Road, Seville Grove

Residence 96m<sup>2</sup> | Porch 5m<sup>2</sup> | Carport 14m<sup>2</sup> | Alfresco 41m<sup>2</sup>

**Total Area 156m<sup>2</sup>**



This floorplan is for illustration purposes only to show the layout of the property. Whilst every effort has been made to ensure the accuracy of this floor plan, all measurements, and any other information shown are an approximate interpretation only. Measurements and total areas do not include or account for wall thickness or roof area under eaves. Crib Creative will not be held liable or responsible for any error, omission, misrepresentation or use of any information shown on the final floor plan. Not to be used for any other purpose.  
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