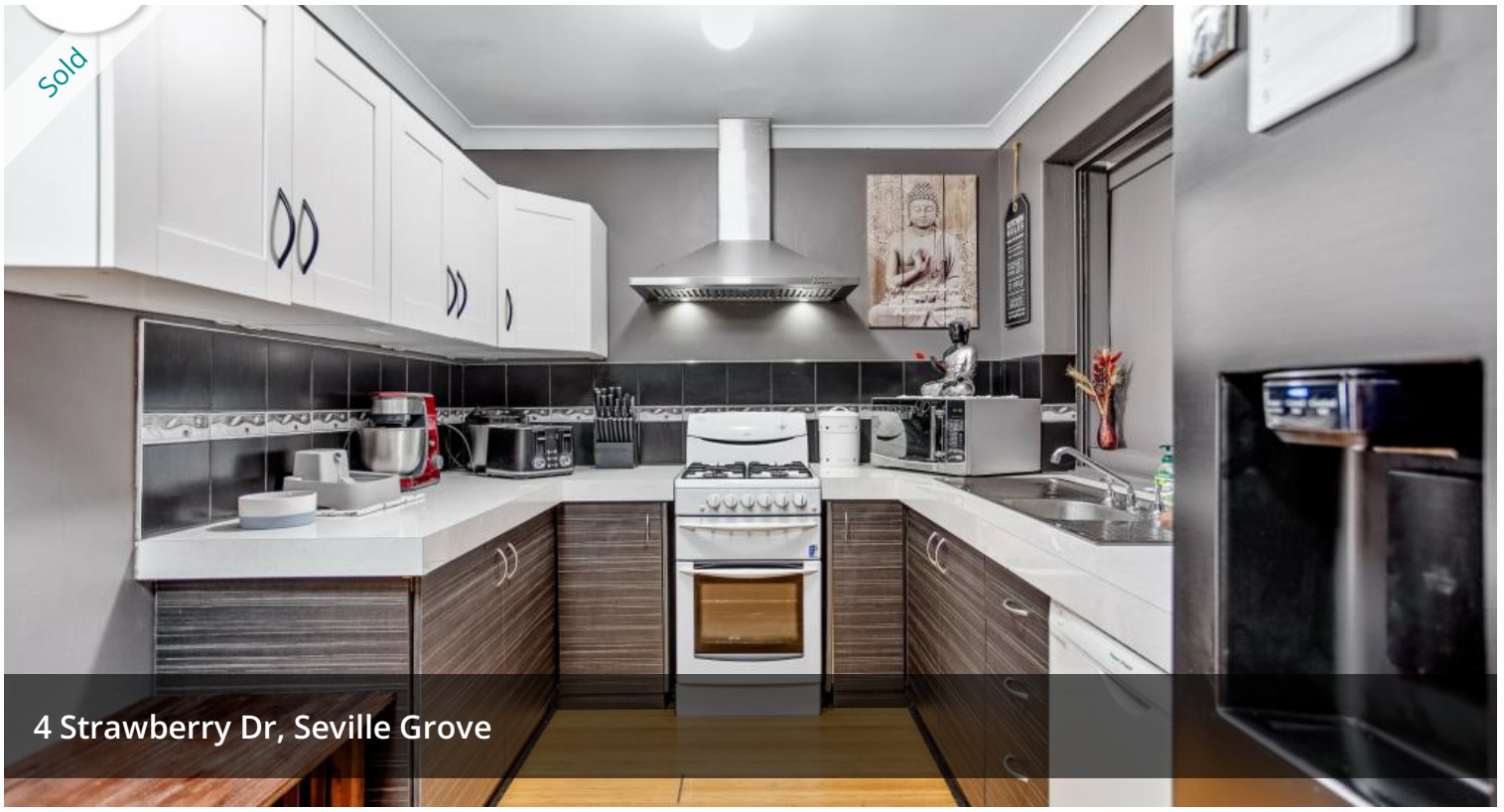








ENTERTAIN, RELAX, INVEST - IT'S ALL HERE!

Welcome to 4 Strawberry Drive, Seville Grove – a home that blends comfort, space and convenience in one of the area's most accessible locations.

Step inside and you will find a home sitting on a 691sqm block, blending comfortable interiors with generous outdoor areas, this setting offers buyers a balance of lifestyle, investment potential and everyday convenience.

At the front of the home, the lounge offers a light-filled space ideal for family living or quiet evenings. The addition of a split system air conditioner adds additional comfort: this upgrade is not reflected in the current advertising photos.

The open-plan kitchen and meals area is both functional and modern, with gas hotplates, stainless steel rangehood, ample storage and a generous benchtop . The dishwasher was replaced in October 2024 with a new unit, providing added convenience, though this upgrade is not visible in the advertising photos. A fixed window has also been installed between the kitchen and the enclosed rear patio to improve natural light and connection to the outdoors. Please note this addition is also not shown in the current photographs.

The main bedroom offers good space with mirrored sliding robes and a ceiling fan. A split system air conditioner adds to the comfort: this upgrade is not reflected in current advertising photos.

3 1 1 691m2

Price	SOLD
Property Type	Residential
Property ID	363
Land Area	691 m2

AGENT DETAILS

Kirsty Styles - 0438 188 011

OFFICE DETAILS

Bricks & Mortar Real Estate Solutions
15-16/64-66 Bannister Rd Canning Vale WA 6155 Australia
08 6140 6619

Bedrooms two and three are well-sized and fitted with ceiling fans, each room is versatile, making them well suited for children, guests or a home office depending on your needs.

The main bathroom is central to the home and designed with everyday functionality in mind. It features a shower/bath combination, ideal for families with young children or those who like the option of both. A vanity with under bench storage provides room for daily essentials, while the toilet is separate for added convenience. A full shower screen has been installed to fully enclose the shower and bath area, offering a neater finish and easier maintenance: please note this update is not reflected in the current advertising photos.

The enclosed patio extends the living options of the home and overlooks the rear yard, creating a flexible space that can function as a casual lounge, children's playroom or home office. While generous in size and with direct access from the dining area for extra space with you need it!

Outdoors, the property delivers plenty of usable space, a large enclosed patio runs along the rear of the home and is designed for all-season entertaining, it's ideal for weekend barbecues, family gatherings or simply enjoying the outdoors in comfort. At the far end of the patio, an enclosed storeroom provides secure storage for tools, equipment or household extras, adding even more practicality to this versatile area. Beyond this, the backyard opens up with a wide lawn area that provides ample space for children and pets to play. Two garden sheds offer additional storage, making the outdoor area easy to enjoy.

The property's frontage features a verandah, single garage and extensive driveway parking, ensuring plenty of space for cars, trailers or visitors.

Living here delivers real value. Your children can walk or cycle to Willandra Primary and Cecil Andrews College. Champion Drive Shopping Centre, Bob Blackburn and Barry Poad reserves and the Armadale Aquatic Centre are just minutes away. You're also set up for easy travel — with Armadale Road, Tonkin Highway and Ranford Road on your doorstep and the train station nearby.

PROPERTY INFORMATION:

Water Rates - $160.00 (approx 2 monthly)

Council Rates: $2230.00 (approx yearly)

Block size: 691 sqm

Zoning - R15/25

Year Build: 1985

This property is currently tenanted to May 2026 with a weekly rent of $605.00 per week.
If you are an investor, with a tenant already in place, this property is ready to add immediate income to your portfolio. Combined with steady local growth, strong rental demand and a full 691sqm block, it's a sound investment opportunity. Kirsty Styles is the current Property Manager of this investment property.

These advertising photos were taken prior to tenants lease commencing.

Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and

third parties 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 own independent enquiries.

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