



## 9 Blaxland Elbow, SEVILLE GROVE FOR SALE

### 4 bedroom house

NEW HOT PRICE. Owner says sell!

Welcome to 9 Blaxland Elbow, Seville Grove!

4 bed, 2 bath, 2 parking Solid brick home presents spacious family-friendly living.

This quality brick home is ready and waiting to accommodate your growing family with all the space you need to thrive. Two separate living areas join four generous bedrooms, and you can entertain to your heart's content on the huge covered patio. The manicured backyard is also a standout feature of the home with a fishpond, water feature, fire pit and easy-care lawn that offers plenty of room for pets and family playtime.

- Light-filled carpeted formal lounge or media room is off the tiled entry foyer at front
- Open-plan living/dining area at rear is tiled and features split-system air conditioning
- Adjoining kitchen features an island bench, built-in pantry, gas stove and fridge recess
- Living area opens to huge paved patio with large pergola for all-weather entertaining
- King-sized carpeted master bedroom features a walk-in robe, ensuite and air conditioning
- Built-in robes to good-sized second, third and fourth bedrooms to suit family living
- Family-sized main bathroom is well presented with bath, corner shower and separate toilet
- Separate internal laundry with outdoor access; efficient gas hot water system
- Generous landscaped backyard with fishpond, water feature, fire pit and garden shed
- Security alarm system, plus roller shutters to second bedroom and living room windows
- Double carport, plus extra off-street parking for several vehicles on huge paved driveway

You'll also love this peaceful cul-de-sac setting that is ideal for the young family. The home is conveniently set walking distance to bus stops on Seville Drive, parks and Coles North Armadale, moments to Challis Primary School and Cecil Andrews College, and close to Armadale Shopping Centre and Sherwood train station.

### Features

Alarm System  
Built-In Robes  
1 Ensuite  
1 Living Area



Jan Holloway

Principal - Lewis Holloway Property

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Rumpus Room  
2 Carports  
Fully Fenced  
Outside Entertaining Area  
Remote Garage Door  
Secure Parking  
Shed  
Air Conditioning

**Land size**

510.00 Sqm

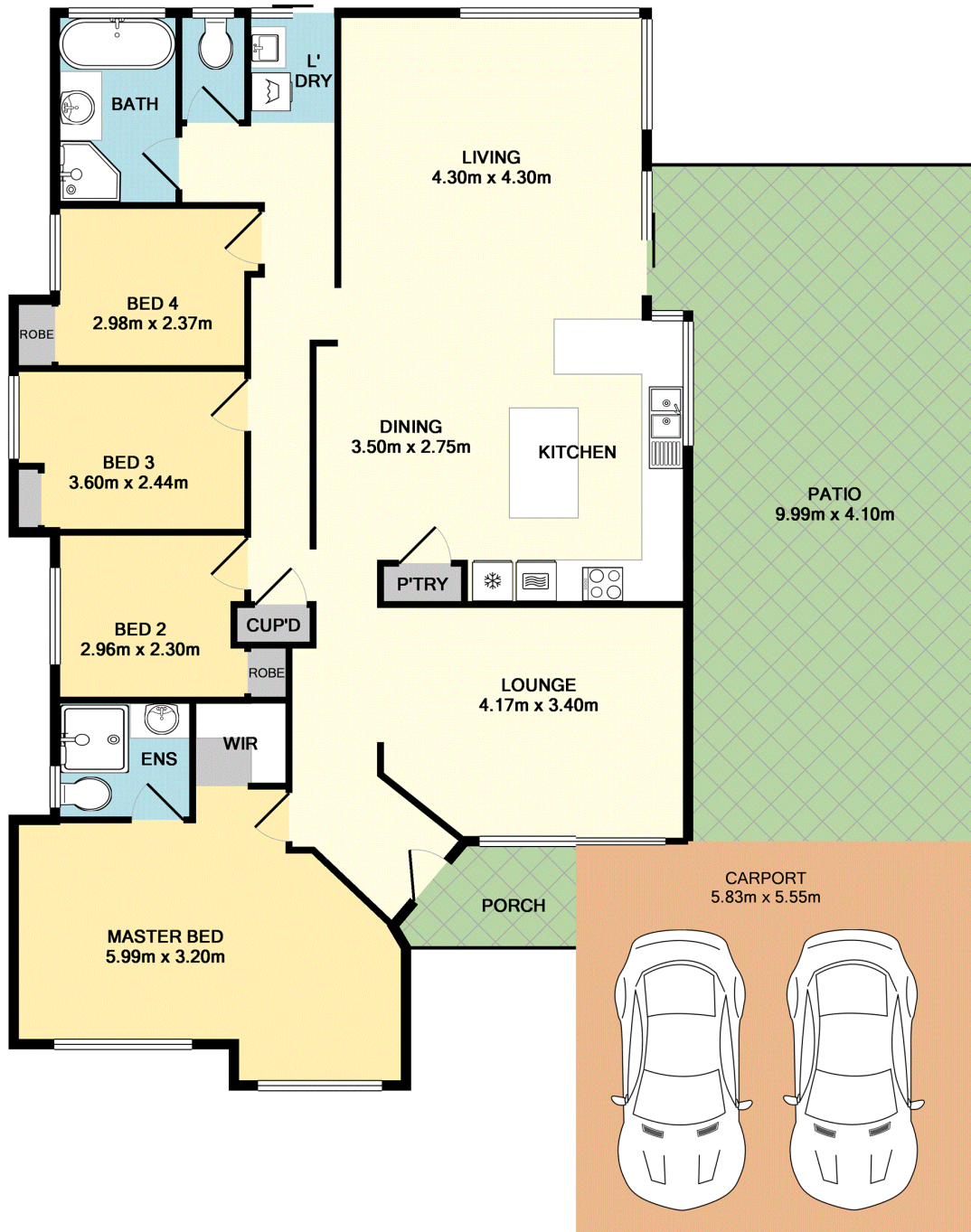


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TOTAL APPROX. FLOOR AREA 162.3 SQ.M. (1747 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Scale in metres. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable, however we cannot guarantee its accuracy and interested persons should rely on their own enquiries.