



THE PERFECT BEGINNING

Welcome to 278 Camborne Parkway, Butler.

This lovely, neatly presented home boasts four bedrooms, two bathrooms and is conveniently positioned a short drive to schools, shops, the beach and more!

This home features beautifully manicured, low maintenance front and back gardens with a double garage located to the rear of the property with shopper's entrance. With plush brand-new carpets installed throughout and a fresh paint this home is ready to move in to today!

Located to the front of the home you will find the generous sized master bedroom complete with neutral décor, a walk-in robe, split system air-conditioning and ensuite. The ensuite features vanity, shower and toilet.

To the front of the home you will also find a second living space/ study nook/ kids play room – the options are endless!

The open plan kitchen/living/ meals area features tiles, split system air-conditioning and neutral décor. The spacious kitchen is appointed with plenty of bench and cupboard space, dishwasher, 5 burner gas cooktop and pantry.

The open plan living area looks out on to the great outdoor entertaining space which is accessed through a sliding door. The outdoor area is perfect for entertaining all year round featuring a paved alfresco area and beautiful low maintenance gardens.

Towards the back of the home you will find all three minor bedrooms which

🛏 4 🚿 2 🚗 2

Price

SOLD

Property Type

Residential

Property ID

27875

Agent Details

Adam Whitford - 0406 616 608

Office Details

Xceed Real Estate - Sales
Level 8, 3 Hasler Road Herdsman,
WA, 6017 Australia
08 9207 2088

XCEED 
REAL ESTATE

are generous in size and feature neutral décor, plush carpets and built-in robes. Bedrooms 2 and 3 have sliding door access to their own private courtyard adding a unique special touch.

The second bathroom is also positioned to the back of the home featuring vanity, shower and bath.

Other features include:

- Split system air-conditioning to master bedroom and living area
- Bedroom 2 features semi- ensuite
- Separate laundry with sliding door access to the side of the home
- Brand new carpets throughout home
- Freshly painted
- Gas hot water system
- 301m2 land size
- 171m2 house size (inclusive of garage)
- Built in 2012
- Double lock up garage with shoppers' entrance
- Low maintenance gardens

.... And more!

Location (approx distances):

- 350m to John Butler Primary School
- 650m to Alkimos College
- 950m to shops, gyms and takeaway outlets
- 1.0km to Butler Train Station
- 1.6km to Eden Beach
- 1.7km to Butler Primary School

This home is really the all-rounder great home whether you are a first home buyer, couple, looking to downsize or an Investor!

Be quick this property won't last long! Contact Emily today to arrange an inspection on 0434 862 029 or emily.g@xceedre.com.au

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.