

30 Coniston Pkwy, Butler







Affordable Coastal Living!

There aren't many homes on the market with the beach, schools and a bustling town centre on their doorstep, especially at this price point. This beautifully presented four-bedroom, two-bathroom home is the exception and offers the ultimate in affordable coastal living.

Occupying a generous 608sqm block, this charming home includes open-plan living, timber flooring in the living areas and a well-equipped kitchen at the heart of the home. The formal lounge could easily function as a home office as its conveniently placed at the front of the home and faces the street.

The huge backyard is an instant drawcard for families as the little ones can play freely in the fenced garden while the adults enjoy alfresco dining beneath the generous paved patio.

You have several parks a short stroll away, including Honeymyrtle, Brampton and Kingsbridge parks where you'll love exploring the trails, lakes, playgrounds, a skate park and amphitheatre. Many move to this family-friendly area for the schools, and from your home you can walk or cycle to Irene McCormack Catholic College, Butler College, Alkimos Baptist College and Quinns Beach Primary School.

Bustling Brighton Village is also within walking distance where you'll find a thriving town centre and for those times you need more variety, Ocean Keys Shopping Centre is a five-minute drive away. You can easily access the Marina Mindarie and main arterial roads, including Marmion Avenue,

4 2 2

Price	SOLD
Property Type	Residential
Property ID	28768

Agent Details

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Office Details

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XCEED REAL ESTATE

Wanneroo Road and the Mitchell Freeway, plus Clarkson Train Station can be reached in moments, having you in the city within the hour.

But it’s the pristine beaches and kilometres of unspoilt coastline that attract so many to the Sunset Coast. Swimming, snorkelling, sunsets and seaside cafes could all be part of your daily routine as you indulge in everything that’s great about living by the coast in our sunny state.

This spacious home is ideal for professionals, first-home buyers, families or investors, and since it’s move-in ready, and you can be enjoying WA’s coastal playground from day one. Constructed in 2002, this property also offers the opportunity to add some value with cosmetic upgrades, a shed/workshop or even a pool.

Peter Panagiotidis is ready for your enquiry on peter@xceedre.com.au or 9207 2088 today.

Additional features include:

Four bedrooms (with built-in robes), two bathrooms

Spacious open-plan living and dining leading out to alfresco dining

Modern kitchen with stone countertops, gas cooktop, dual sinks, dishwasher and bench seating

Formal lounge at the front of the home

Primary bedroom with a walk-in robe and ensuite

Main bathroom with a bathtub

Separate laundry with external access

Timber flooring in the living areas

Carpet in the bedrooms

Reverse-cycle air-conditioning in the lounge and bedrooms

Generous paved patio

Large, fenced backyard

Double lock-up garage with additional parking

Neatly presented and move-in ready

2002 brick and tile construction, 608sqm block

Location (approx. distances):

260m to Honeymyrtle Park

550m to Irene McCormack Catholic College

750m to Butler College

950m to Brampton/Kingsbridge Park

950m to Brighton Village

1.5km to Alkimos Baptist College

1.5km to Quinns Beach Primary School

2.3km to Quinns Beach

4.8km to Ocean Keys Shopping Centre

6.3km to Clarkson Train Station

6.6km to Mindarie Marina

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