







Spacious Family Living

4 2 2 640m2

Discover the perfect family home in the quiet streets of Butler, Perth. Built in 2003 this impressive four-bedroom, two-bathroom property offers spacious living, modern comforts, and a convenient location that ticks all the boxes.

Situated just moments away from Marmion Avenue access and a short hop to Brighton Village Shopping Centre, this home provides tranquillity and accessibility. Step inside and be greeted by a thoughtfully designed layout catering to relaxation and entertainment. The front of the house is dedicated to the main bedroom, featuring a generous walk-in robe and ensuite bathroom complete with a shower, vanity, and WC. Across the hall, a carpeted formal lounge offers a versatile space that can be closed off from the rest of the home - perfect for entertaining guests or a peaceful retreat away from the central living areas.

Bedrooms two, three, and four are equally inviting, boasting walk-in or built-in robes and sharing a family-sized bathroom with a separate bath and shower. The heart of the home includes a contemporary kitchen overlooking a spacious casual living and dining area. Equipped with ample storage, double sinks, a gas hob, and an electric wall oven, you'll enjoy a clear outlook over the sunny rear garden and alfresco area while preparing meals.

Additional property highlights include a separate laundry with ample bench space, a tub, and WC with side access. An activity room provides an ideal setting for a study or play area. Parking is a breeze with a double lock-up

Price	SOLD for $540,000
Property Type	Residential
Property ID	29114
Land Area	640 m2

Agent Details

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garage and additional secure parking accessed through a lockable gate, great for boat owners wanting to take full advantage of the nearby Quinns Beach.

Features include:
• Four bedrooms, 2 bathrooms
• Double lock-up garage with extra secure side parking
• Multiple living and entertainment spaces
• Generous 640sqm block
• Walk-in and built-in robes in all bedrooms
• Large alfresco under the main roof and easy-care garden
• Ducted air conditioning
• Open-plan living, kitchen, and dining
• Easy-care ceramic floor tiling
• Separate laundry

Location (approx. distances):
320m Alston Park
250m Butler College
820m Butler Primary School
450m Irene McCormack Catholic College
700m Butler Lake Lookout
800m Marmion Avenue access
690m IGA Butler
950m Coles Brighton
2.1km Jindalee Beach

Council Rates: $1870 per year (approx)
Water Rates: $1368 per year (approx)

Convenience is at your fingertips, with local public and private schools a stone's throw from your front door, Kingsbridge Skate Park 500m away, and several shopping areas nearby. Take advantage of this fantastic investment opportunity - contact Kiera Simpson on 0414 441 445 today to secure your place in this thriving coastal community.

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