







HEAVEN IS A PLACE ON EARTH

We are proud to present what is arguably Butler's most iconic family home!

Built in 2003, on a 682sqm corner block this one-of-a-kind residence has just hit the market. Proudly perched in an elevated position in Butler's elite pocket boasting glorious lakeside views, from an impressive 30m frontage, and a massive 249sqm of internal living this beautifully illuminated home is undoubtedly one of the suburbs most memorable homes.

As you stroll down Kingsbridge Boulevard you can't help but notice the twin towers, grand portico, extended decked veranda and manicured gardens!

Completely unrivalled in design with widened hallways, feature wall recesses, beautiful flooring, soft neutral tones, plus ambient lighting, this home offers some stunning features which will truly inspire.

The cathedral ceiling & vaulted beams in the open plan living area create an overwhelming sense of space and with multiple windows you can gaze up to the stars at night from the comfort of your living room! The same applies in the games room where you can look up and admire the wildlife from the comfort of your own home.

Features you'll LOVE:
• 4 Bedrooms

4 2 2 682m2

Price	SOLD for $951,000
Property Type	Residential
Property ID	30077
Land Area	682 m2
Floor Area	249 m2

Agent Details

Office Details

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

• 2 Bathrooms + Powder room
• Sparkling low maintenance underground pool
• Oversized double remote garage + storage/workstation
• Central Bar offers the perfect place for champagne and cocktails
• Games room with dual access to the front veranda and rear pool area
• Ducted reverse cycle air-con for comfort all year round
• Fisher & Paykel dual-action dishwasher
• Stainless steel appliances + rangehood and glass splashback
• Huge walk-in pantry
• Solar panels + 5kW inverter delivers minimal power bills
• Alarm system and security screens for peace of mind
• Electric smart windows + retractable blinds
• Gas bayonet
• Built in TV cabinet + bracket, additional PowerPoints + TV points, internet points
• Tinted front windows
• Upgraded doors
• Bali hut overlooking the lake
• Separate outdoor green zen zone with water feature
• Reticulation from a private bore
• Garden shed
• Flag poles to showcase your favourite footy team

Located at the front of the home is a spacious master suite, presented with dreamy lakeside views and featuring a large walk-in robe, stylish ensuite complete with his and hers vanities, deep bath, double shower, and separate W/C.

Bedroom 2 is nicely positioned next to the master and would make an excellent nursery.

The additional two bedrooms are nicely secluded at the rear home and bedroom 4 has semi-ensuite access, perfect for visiting guests!

In those scorching summer months, the outdoor entertainment area is the perfect setting for parties and social gatherings. With an extended timber decked alfresco and synthetic lawns you have the perfect setting for BBQ s and when the heat's too much to handle, the sparkling pool is an absolute low maintenance treat for everyone to enjoy.

This private outdoor paradise is all about resort style living and the tropical surroundings will make you feel like life is one continuous vacation. When it comes to entertaining it doesn't get much better than this or If its peace and quiet you desire then simply head to the Zen Garden with your favourite book and relax for a while.

Location to LOVE:
• Brampton Park 10m
• Dome 50m
• The Corner Stone Ale House 110m
• Butler Village Family Dental 140m
• Coles 220m
• Brighton Vet 280m
• Post Office 300m

• UniQ Nail Salon 300m
• Jindalee Beach Shack 1.3km
• Quinns Dog Beach 2km

Leave the car at home and walk to every convenience, including the beach!
Home is where you make it, and we are so excited to show you this one.

Please call Kiera Simpson on 0414 441 445 for more information.

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