

11 Panama Road, Butler







STUNNING BUTLER FAMILY HOME!!

3 2 2 384m2

More than just a home, this is a brilliant lifestyle choice for any family seeking generous living spaces, comfort and proximity to everything that matters. Featuring three spacious bedrooms, two bathrooms, and a fabulous outdoor area, all located on a quiet street close to parks, playgrounds, schools and shops, you'd be hard-pressed to find a more convenient location for young families nestled within a great, local community.

A hop, skip, and a jump away and the little ones have their own playground at Sheldwich Park, and with East Butler Primary School a ten-minute stroll and Butler College a short cycle away, the kids' educational needs are more than covered.

From the welcoming street front, step inside and be greeted with clean, freshly painted walls and the warmth of timber flooring and colonial-style interior doors. Just off the front entrance lies a formal living area while across the hall is the master suite, a sumptuous room with ensuite and built-in robes with two other comfortable bedrooms accommodated with another separate bathroom with bath.

The home's central hub is light and bright, a welcoming, spacious area encompassing a living area, a modern and well-appointed kitchen, and a gorgeous light-filled dining area. With sliding doors overlooking the garden, make the most of seamless living between outdoor and interior spaces, and enjoy Perth's Mediterranean climate with this magnificent alfresco area.

Price	SOLD for $645,000
Property Type	Residential
Property ID	30264
Land Area	384 m2
Floor Area	138 m2

Agent Details

Jonathan Durrant - 0438 909 480

Office Details

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Easily large enough for dining furniture, pots, and plants, this is the ideal spot for outdoor dining, entertaining, BBQ's or relaxing with the family and with a high-pitched roof protecting from the elements, bask in the great outdoors and casual living for most of the year with tropical garden plants adding that special touch.

This excellent family retreat with two living areas, ticks all the boxes for comfortable, stylish living. With a well-tended lawn out the back for the kids and family pets to play, a beautiful mature Ficus tree provides ample shade while front fencing and a gated entrance offer security. Right up the road from the popular Brampton Park with its playgrounds, lake, and Dome café, and less than five minutes from Butler Central, train station and freeway exit, this residence is perfect for first-home buyers and investors seeking a home ready for tenants.
This one definitely won't last!

For expressions of interest, please contact Joanathan Durrant at Jonathan.d@xceedre.com.au or 0438 909 480.

Features include:
384m2 Land
138m2 House
Three bedrooms with built-in robes, master with ensuite
Second bathroom with bath
Spacious open-plan living/kitchen/dining zone with sliding doors to exterior
Separate, carpeted living area at front of home
Modern kitchen with ample cupboards, benchtops and pantry
Ducted air conditioning
Timber-style flooring
High ceilings and downlights
Large, paved patio with high, pitched roof
Blinds
Double garage
Garden shed
Fully fenced with gated access, lawn out front and back
Cared for gardens
Private and secure

Locations (approx. distances)

Sheldwich Park
120m
East Butler Primary School 600m
Butler Community Centre 1.2km
Farmer Jack's 1.5km
Brampton Park 1.7km
Butler College 2.0km
Butler Train Station 2.3km
Butler Central 2.3km
Jindalee Beach 3.0km
John Butler Primary School 3.3km

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