

1 Redington Drive, Butler, WA 6036



Sold House

Wednesday, 6 September 2023

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Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 594 m2

Type: House



Cristina Botha

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\$580,000

Discover the perfect blend of spacious family living and a smart investment opportunity in this stunning residence. Titled "Your Dream Home and Investment," this property offers something for everyone - from families seeking comfort and style to savvy investors looking for solid returns. Step into your spacious master bedroom – a tranquil retreat featuring a bay window, walk-in robe and ensuite, providing the ultimate relaxation haven. Unwind in the cosy front lounge, perfect for movie nights or quiet relaxation. The heart of the home is the open-plan living space encompassing the lounge, kitchen, and dining area, creating a seamless flow for everyday living and entertaining. The well-equipped kitchen is the perfect place to prepare delicious meals boasting a pantry, double door fridge recess, dishwasher, and a convenient breakfast bar. Enjoy breathtaking views of the sparkling swimming pool through walls of windows in the lounge. The sliding doors open onto the alfresco area, creating an indoor-outdoor oasis. Three generous minor bedrooms, all with built-in robes, provide comfort and privacy for the entire family. Family comfort is found in a separate wing which includes family bathroom, laundry with linen cupboard, and a separate toilet offer practicality and convenience. The activity area is also found here and is ideal for a playroom, home office, or extra living space; the activity area adds versatility to the home. Dive into the inviting swimming pool, complete with a cover for year-round enjoyment. The paved surroundings make for easy maintenance, while a small garden area provides space for the kids to play. The double garage provides secure parking and additional storage and has a shoppers entry into the dining area. For the discerning investor: Block size: 594sqm approx. House size: 168sqm approx. Year built: 2006 approx. Leased: 15/11/2023 Current rent: \$440 per week (highly reduced rate due to owner wanting to keep a good tenant) Current market rent: \$600 - \$650pw *ROI: At a selling price of \$590,000 and a conservative rental yield of \$600pw, you will be looking at approx. 5.28% Features include: • Four bedrooms • Two bathrooms • Front lounge • Activity area • Three minor bedrooms • Open plan lounge/dining /kitchen • Family bathroom • Laundry with separate loo and linen cupboard • Alfresco • Swimming pool This property combines spacious family living with a solid investment opportunity, offering the potential for a fantastic return. Don't miss out on this versatile and appealing home! * Note - the buyer/s shouldn't rely solely on the potential returns advised by the selling agents and should conduct their own due diligence to make an informed decision.