

1 Tobermory Crescent, Butler, WA 6036



House For Sale

Friday, 26 January 2024

1 Tobermory Crescent, Butler, WA 6036

Bedrooms: 6

Bathrooms: 3

Parkings: 8

Area: 757 m2

Type: House



Phil Wiltshire

0894006300

From \$949,000

The Phil Wiltshire Team are proud & privileged to present what has to be Butlers most ULTIMATE home! In a crazy market where it's hard enough to find properties, we can essentially offer you not one but TWO PREMIUM HOMES under one roof!! With a top of the range two-bedroom GRANNY FLAT, you have a multitude of options at your leisure so be prepared to be impressed, as this custom-built residence offers approximately 470sqm of living has been finished to perfection! Without a shadow of a doubt, this kind of home is a rarity, so CALL NOW to register your interest and be first in line to submit your offer today! TEN REASONS TO BUY ME... 1. LOCATION - Nicely set back opposite a beautiful park on a colossal 757sqm block in the popular "Green" estate of Butler, this big bold & beautiful home is conveniently located close to all the amenities such as schools, parks, and shops. With Butler Central shopping precinct approximately 1km away you have everything you need at hand and with Butler train station and the recently opened freeway access point just around the corner, inner city commutes will be a breeze. 2. STREET APPEAL - Instantly appealing to the eye, the striking front elevation of this home commands your attention as soon as you set foot on the property. Safe and secure the low maintenance manicured gardens practically look after themselves and the illuminated grand portico is the centre piece amongst the array of vibrant frangipanis, cordylines and palm trees. 3. GRANNY FLAT / STUDIO - If you've been on the hunt for a granny flat you've hit the jackpot so be prepared to be impressed! With lofty high ceilings, solid timber floors, fresh neutral décor and an immaculate clean-cut finish, this spacious living quarter is a brilliant continuation to the main part of the property! Boasting two bedrooms, a modern bathroom, gourmet kitchen, open plan living & dining and a private courtyard, your extended family will just love their new surroundings. Other options you may choose to explore is to utilise this part of the home as a teenager's retreat, home business or smart investment opportunity with a potential rental income of \$450+ per week. 4. KITCHENS & BATHROOMS - Step into culinary excellence with not one but two state-of-the-art kitchens which embody modern sophistication. The sleek design showcases waterfall edges on pristine ice white 'Essa' stone countertops with undermounted sinks creating a seamless and visually striking aesthetic. Boasting masses of storage cleverly integrated into the clean lines of the cabinetry, along with top of the range appliances making both kitchens functional and impressive to the eye. All three bathrooms in the home are consistent in design and style and finished to a high spec! 5. BEDROOMS - Private and secluded, the king-sized master bedroom features a huge walk-in robe, sumptuous carpets, downlights, and a neutral colour palette. The beauty of this home is that pretty much every bedroom is a queen and they all have built in robes so the children will have plenty of space to call their own! With a total of six bedrooms under the main roof and the possibility of a 7th should you need it, this home was built & constructed to meet the needs of a growing family lifestyle. 6. LIVING - The beauty of this home is that there is no wasted space internally or externally! Boasting over 470sqm of total living this colossal family home is not only functional it is also very homely. The extensive open plan living & dining area is drenched in sunlight and offers the perfect place for the whole family to congregate for meals. With a large private study, you have the option to work from home but the 'piece de resistance' of this stunning home is the enclosed theatre room which is the epitome of cinematic luxury! Just remember to bring the popcorn! 7. THE LOFT - Immerse yourself in the ultimate games room which is nicely hidden up in the loft with its high vaulted ceilings. A classic pool table takes centre stage for friendly games when all your mates come round to watch the big match! Tucked away in one corner is an impressive built-in bar which you can stock up with your favourite drinks, ensuring the good times keep rolling. The lofted design and 'Velux' windows add an airy feel, making it a relaxed space where you can unwind, shoot some pool, and enjoy the night. 8. POOL & OUTDOORS - Indulge in the epitome of outdoor living with an amazing undercover entertainment area seamlessly integrated with a below-ground pool. This private resort style area combines the best of both worlds, allowing for year-round enjoyment regardless of the weather. Under the alfresco you have the perfect setting for entertaining which boasts an inviting atmosphere for gatherings or quiet relaxation. Stepping beyond the shaded retreat, a stunning below-ground pool awaits and will offer a cool alternative throughout those warm summer months. 9. PARKING - If you have teenage kids, you are going to need plenty of parking space for their cars, but this home will cater for all. The triple garage includes rear roller door access, and the extended driveway provides enough space for up to 8 standard vehicles including boats, caravans, trailers, and work vehicles! 10. UPGRADES & EXTRAS - Dual laundry with access between main residence & granny flat, ducted reverse cycle air-con, 1x reverse cycle split system, 24x solar panels, security cameras system, electric window shutters throughout, security doors, Instantaneous hot water system with independent thermostat control pads, 'Odyssey' ventilation system, Flatscreen TV in loft, desk & wooden cabinets in study, additional TV + data points, pool table, café

blinds, skirting boards, fly screens, synthetic lawn, pool equipment, reticulation and so much more! Call The Phil Wiltshire Team to submit your offer today!