

# 10/22 Butcherbird Loop, Erskine, WA 6210



## Townhouse For Sale

Thursday, 9 May 2024

10/22 Butcherbird Loop, Erskine, WA 6210

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 156 m2**

**Type: Townhouse**



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**From \$469,000**

**\*\*\*UNDER OFFER\*\*\*** Here you have a very well presented 3 bedroom, 2 bathroom townhouse which is teeming with modern finishes and freshly renovated with new flooring. This is sure to make the ideal starting home, investment or downsizing option! Highlights include a spacious kitchen with stone tops, overhead cupboards, dishwasher and range hood overlooking an open plan living and meals which opens onto the back courtyard which is ideal for entertaining. You also have a separate living area in the front lounge so you can spread out, with new quality timber laminate flooring which opens out onto the front courtyard giving you a great spot to sit and soak up the sun. You also have a separate toilet and laundry on the lower level. Upstairs you have a study at the top of the stairs. The main bathroom is well appointed with bath tub and glass screen, in the center of 3 large bedrooms all with robes and new carpets. The master bedroom has ensuite bathroom, walk in robes and opens out onto a balcony. Located within walking distance to local shops, a medical centre, and public transport, this townhouse offers the convenience of a prime location. Features include:- Fabulous kitchen with dishwasher, stainless steel appliances, stone benchtops, and ample storage space-2 spacious living areas with lounge in front and open plan living in back.-3 large bedrooms with robes.-2 well appointed bathrooms.-Separate toilet and laundry downstairs.-New carpets to bedrooms and new timber laminate to lounge room. -Ducted reverse cycle air conditioning for year-round comfort.-Front and back courtyard for entertaining and soaking up the sun.-Double remote garage with entry off back laneway. Other details:-299sqm strata block with 156sqm of living area, built in 2008.-Expected rental return of \$530-560pw.-Strata fees of 931pq admin and \$55pq reserve.-Council rates of, waters rates of \$1401pa Make sure you come to the first home open as this is sure to sell fast. **\*\*\*UNDER OFFER\*\*\***