

12 Foxtton Way, Butler, WA 6036



House For Sale

Wednesday, 10 April 2024

12 Foxtton Way, Butler, WA 6036

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 544 m2

Type: House



Nathan Whennen

0893889311

Set Date Sale - all offers presented by 23rd April

****SET DATE SALE** with absolutely ALL offers being presented on Tuesday 23rd at 1pm. The Seller reserves the right to sell prior to this date so we encourage offers as early as possible. ****What we love**This four-bedroom, two-bathroom gem embodies the quintessential family home, ticking every box for comfort, style, and practicality. Step inside to a fresh, clean interior that radiates a warm and welcoming vibe. Natural light fills the space, accentuating modern colour scheme and thoughtfully designed layout. At the heart of this home is the kitchen, boasting a contemporary L-shape design that maximizes space and efficiency. New stone benchtops add a touch of sophistication, while pull-out drawers ensure everything you need is at your fingertips. This modern culinary space seamlessly flows into the dining area, making it perfect for both cosy family dinners and entertaining guests. Adjacent to the kitchen, the spacious lounge offers a separate area for relaxation and leisure. The master bedroom is a haven of tranquillity, featuring an ensuite bathroom, walk in wardrobe and large windows that flood the room with natural light, creating a bright and airy feel. This home thoughtfully includes three additional bedrooms, each offering flexibility to serve as an office space or guest room, complete with mirrored wardrobes that combine elegance with practicality. Venture outside to find a beautifully balanced outdoor area, featuring a sheltered space for all-weather enjoyment and a lush grassy area surrounded by low maintenance plants—an ideal space to let the children and pets run a muck! Practical amenities include a laundry area, a generous shed equipped with power for projects or storage, two split system aircons and three ceiling fans ensuring comfort through all seasons. **What we know**This spacious and welcoming home is ideal for families looking for room to breathe and grow. If you are interested in taking the next step with us, please consider the following: - Four bedrooms - Two bathrooms - Modern kitchen with L-shape design and new stone benchtops - Large lounge area with downlights - Master bedroom with ensuite, walk-in robe (WIR), and large windows for natural lighting - Open-plan dining and kitchen area with pull-out drawers - Clean, crisp, and fresh interior - Sheltered outdoor area leading to a clean backyard, featuring entertaining space, a grassed area, and well-kept beautiful plants - Beautiful low-maintenance front garden - Laundry area - Flexible space for office or third bedroom - Mirrored glass wardrobes in spare rooms - Two split systems and three ceiling fans for temperature control - Generous shed with power **What's close** - Brampton Park - 150m - Kingsbridge Park - 700m - Jindalee Restaurants and Supermarkets - 450m - Butler Primary School - 700m - Jindalee Beach - 1.6km - Butler College - 1km - Irene McCormack Catholic College - 1.3km - Quinns Dog Beach - 1.9km - Yaberoo Budjara Heritage Trail - 3km **Who to talk to** Nathan Whennen 0412 672 757 nwhennen@realmark.com.au