

**12 Mansfield Avenue, Butler, WA 6036**

**Sold House**

Tuesday, 6 February 2024

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**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Josh Douglas  
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**\$540,000**

Situated in the bustling suburb of Butler is this well presented 4 bedroom 2 bathroom home, that will suit an array of fussy buyers. Location is perfect, between two quaint family parks and only a short walk to several shopping districts and Butler train station. Larger than most others like it, and positioned perfectly on a 375sqm traditional block with oversized double garage to the FRONT of the home. Whether a first home buyer, investor or downsizer this property is absolutely perfect either way and must be seen to be appreciated. The master bedroom is secluded to the front of the home and has a large walk in robe and a neat & tidy ensuite with modern fixtures & fittings. The three additional bedrooms are all generously sized with built in robes and are tastefully finished throughout. The modern kitchen has everything you need and is centrally located! Features include: stainless steel appliances, range hood, double fridge recess, breakfast bar and plenty of storage! The open plan living and dining area offers the perfect place for meals and quality family time! With quality flooring, downlights and fresh paint, there is nothing for you to do apart from move in! When it comes to movies & total relaxation then simply head for the separate front lounge/theatre room and watch your favourite films! Step out back to your private alfresco and enjoy low maintenance living at its best extensive paving and low maintenance gardens allows for easy care and still plenty of room for the kids and pets to play! Extras include: Double remote garage (can fit 2x large SUV), laundry + linen, air conditioning, fibre optic connection, and much more! Call Josh Douglas on 0433931901 for more information.