

12 Uppingham Way, Butler, WA 6036

Professionals

House For Sale

Wednesday, 22 May 2024

12 Uppingham Way, Butler, WA 6036

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 225 m2

Type: House



Nic Pulvirenti
0893783311

UNDER OFFER

OFFERS FROM \$515,000 Nic Pulvirenti welcomes you to 12 Uppingham Way, Butler - an extremely low maintenance 3 bedroom x 2 bathroom abode situated just MINUTES from the magical WA coast line, shops, schools & public transport. Absolutely IDEAL for the downsizer, investor or anyone in between, this property is being sold vacant and ready to move straight into! In preparation for sale, the seller has invested in new painting touch ups, some new lush plants, fresh mulch in gardens and regrouting of the main bathroom shower so you can move straight in and enjoy. THINGS YOU'LL LOVE! - Split System air conditioning - Open plan kitchen, living & dining - Main bedroom with walk in robes & private ensuite - 2x minor bedrooms with mirrored robes - Main bathroom with re grouted shower, single vanity & bath - Kitchen with dishwasher recess & stainless steel appliances - Paved outdoor entertaining area with lush mulched gardens - Double car *garage* with laneway access - Freshly painted front render - Front garden reticulation Situated literally walking distance to the Butler shopping precinct, 200m from Deeside park, 2 minutes from the Butler train station and sub 6 minutes to the magical WA coastline, this an absolutely amazing buy! Approximate Distances: Deeside Park - 230 metres (3 minute walk) Woolworths Butler - 2 minute drive Butler shopping precinct - 2 minute drive Butler train station - 2 minute drive Butler Primary School - 2 minute drive John Butler Primary College - 4 minute drive Eden Beach - 7 minute drive Additional Information Built: Approx 2015 Construction: Rendered brick & iron roof Council Rates: Approx \$1,900.00 PA Water Rates: Approx \$938.75 PA NOTE: This property description provided is for general information purposes only. Professionals Wellstead Team believes that this information is true & correct but it does not warrant or guarantee the accuracy of the information. Prospective Buyers are asked to undertake independent due diligence regarding the property, as no responsibility can be accepted by Professionals Wellstead Team for any information that may be deemed incorrect.