

**13 Benfleet Drive, Butler, WA 6036**



**House For Sale**

Friday, 10 November 2023

13 Benfleet Drive, Butler, WA 6036

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 225 m2**

**Type: House**



Dave Martin

0413325585

**From \$429,000**

**\*\* BUYERS COME DIRECT TO THE FIRST HOME OPEN SUNDAY 1:45 - 2:15pm \*\***Dave Martin is proud to present 13 Benfleet Drive, Butler! This charming house is the perfect place to call home. With 3 bedrooms, 2 bathrooms and a 2-car garage, this property offers ample space for your family's needs. Constructed in 2013, this house boasts a modern design and is ready for you to move in and make it your own. The land area spans 225 sqm, providing enough room for outdoor entertaining and an easy-care garden for those with a green thumb. Step inside and you'll find a range of features that will make your life easier. Built-in robes in the bedrooms ensure plenty of storage space, while the dishwasher in the kitchen takes care of the dirty dishes. The remote garage allows for secure parking, and the reverse cycle air conditioning keeps you comfortable all year round. Outside, the property is fully fenced, providing privacy and security. The outdoor entertaining area is perfect for hosting gatherings with family and friends, creating lasting memories. Located in the sought-after suburb of Butler, this property offers a convenient lifestyle. Walk to schools, parks, and Butler Central that includes shops, Restaurants and Train Station, everything you need is just a short distance away. Looking at offers "From \$429,000" making it an excellent opportunity for first-time buyers or investors looking to expand their portfolio. Don't miss out on this fantastic property. **SEE YOU AT THE FIRST HOME OPEN...!!!** Call Dave Martin from Ray White Northern Coast on 0413 325 585 today. Disclaimer: The above information has been provided by sources we deem to be reliable. We do not accept any responsibility to any person for its accuracy. All interested parties should rely upon their own enquiries in order to determine the accuracy of this information.