

146 Benenden Avenue, Butler, WA 6036



House For Sale

Wednesday, 12 June 2024

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Bedrooms: 5

Bathrooms: 4

Parkings: 3

Area: 741 m2

Type: House



Phil Wiltshire

0894006300

FROM \$989,000

The Phil Wiltshire Team are proud to unveil what has to be one of Butler's most amazing & memorable homes. Big, bold, and beautiful, this two-storey mansion was built to impress and that's exactly what it does! With 5 bedrooms, 4 bathrooms and a top of the range GRANNY FLAT, you have a multitude of options at your leisure so get in quick as these types of properties are a rare commodity in this fast-moving market! Be first in line to submit your offer as this custom-built dream home boasts over 400sqm of living, a host of luxury upgrades and an outdoor entertaining paradise that has to be seen to be fully appreciated! TEN REASONS TO BUY ME....

1. **LOCATION** - Standing proud on a huge 741sqm elevated block in the popular 'Green' estate of Butler, this larger-than-life home is conveniently located close to all the amenities such as schools, parks, and shops. With 'Butler Central' shopping precinct within walking distance, you have everything you need at hand. With Butler train station plus the recently opened freeway access point just around the corner, inner city commutes will be a breeze from now on.
2. **STREET APPEAL** - Instantly appealing to the eye, this magnificent property is bold & illuminated like a shining beacon of light, making it one of Butler's most recognisable homes. Thanks to the elevated position, you have sprawling panoramic views from the second storey and the private gardens at the front are maintenance free and a secure sanctuary for young children and pets.
3. **GRANNY FLAT** - One of the true selling points to this amazing home has to be the versatile granny flat which is perfect for various living arrangements and is a wonderful continuation to the main dwelling with its luxury finish! This spacious unit boasts a large bedroom with an abundance of storage, a generous open plan living & dining area and a fully equipped kitchen. Features include: induction cooktop, integrated appliances such as fridge freezer, microwave & dishwasher, stone countertops + splashback, and masses of cupboard space. The stylish bathroom has a frameless shower, floor to ceiling tiling, upgraded vanities, toilet, and heat lamp for comfort. With its own private courtyard and separate entrance, it is an ideal retreat for teenagers, older parents or could even be utilised as a home business, an Airbnb or rental property to generate extra income.
4. **THE MASTER QUARTERS** - When it comes to master bedrooms & ensuites, this one is in a league of its own! Super spacious in size, this room is the epitome of luxury! With high recessed ceilings, sumptuous carpets, custom built Rosewood bedframe, and a hidden walk-in robe you can't help but feel like you are staying at a 5-star hotel. The sense of indulgence spills into the oversized ensuite with its floor-to-ceiling tiles, softly illuminated niches, upgraded vanities, dual waterfall showers and then you are drawn to the "hero" in the room in the shape of a Sheoak wooden bath which simply is a thing of beauty. Just when you think it can't get any better, the sauna room will beckon you with its hot steam, offering a soothing place to relax during those cold winter nights. If you're relaxed but not quite ready for bed just yet, the parent's retreat is just down the hall and offers a quiet place for a nightcap and a movie. But for the "workaholic" in the family, the private study (which could be utilised as a 6th bedroom/nursery) is the place to be for last minute emails and business calls.
5. **KITCHEN** - Experience the ultimate in culinary opulence with the amazing deluxe kitchen. Sleek in design, it boasts stunning waterfall edges with generous bench space and an extended breakfast bar, ideal for casual dining and entertaining. Featuring an abundance of soft-closing cupboards and drawers, double oven stack, 900mm hotplates, semi-integrated dishwasher and top of the range appliances, this kitchen is designed to meet all your cooking needs. Additionally, there is a designated coffee bar - bringing the café to the comfort of your home! It is the perfect spot for all of your coffee supplies and mugs, enhancing your morning caffeine ritual. Whether you are a passionate cook or a seasoned entertainer, this impressive kitchen offers the perfect blend of sophistication and practicality.
6. **THE KIDS WING** - The minor bedrooms are doubles and designed with comfort and functionality in mind. Each boasts generous proportions and come complete with quality fixtures and fittings, creating a cozy and welcoming ambience. Fitted wardrobes in each offer plentiful storage and organization solutions. Bedroom 3 boasts its own ensuite, making it an ideal guest suite or teenage paradise! This private bathroom is finished with floor-to-ceiling tiles and modern fixtures & fittings, adding a touch of class to the space. The elegance continues with the family bathroom and powder room created for wellness and convenience.
7. **LIVING** - Step into the heart of this property, where a spacious open-plan living & dining, and adjoining games room awaits. The sandstone flooring offers timeless elegance and a natural warmth giving you the perfect place for meals and quality family time. Entertaining here is a delight, with endless zones to enjoy. Picture family movie nights in the cosy theatre room, with tiered seating, feature panelling and lush carpeting. Finished in rich tones, the scene is set for fun-filled family evenings...just remember to bring the popcorn!
8. **THE GREAT OUTDOORS** - On those warm summer evenings this amazing party pad comes alive giving you the ultimate setting for birthday parties, sundowners and family get-togethers! As the BBQ sizzles away in the background you can grab a cold drink, sit back and smile knowing it really does not get much better than this! Under the shade of the poolside cabana, you can relax as the

kids splash away in the pool finally rinsing off under the warm outdoor shower. Surrounded by tropical palms, frangipanis, and native trees you literally have your very own slice of paradise right in your own back yard. If you love to entertain, you will be the envy of all your friends so prepare yourself for the stampede and let the fun begin! 9. **PARKING** - With plenty of space for a boat or caravan, this home benefits from an extended driveway, as well as a triple garage which is both heightened and widened for 4x4's, Jet-ski's whilst also allowing for additional storage. With double roller access to the rear this is a tradie's dream, as well as a delight for the young adults with cars. 10. **EXTRAS** - Triple garage + rear roller door access, separate fitted laundry + linen, ducted reverse cycle air-con throughout, 3-phase power, 20x solar panels, 2x flat screen TV's, pool table, ceiling fans, windowsills + skirting + floating shelves, additional TV + data points, reticulation, retractable hose pipe, outdoor shower, pool dimensions (9.5m x 4.2m), pool equipment with built-in pool cover, garden shed and so much more!