

**16 Maryport Way, Butler, WA 6036**



**House For Sale**

Thursday, 25 January 2024

**16 Maryport Way, Butler, WA 6036**

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Area: 653 m2**

**Type: House**



Chris Wilcox  
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**From \$639,000**

Welcome to your dream home in Butler! This magnificent 5-bedroom, 2-bathroom property boasts a seamless blend of modern design and functionality. The heart of the home is the open plan kitchen, living, and dining room layout, providing a perfect space for family gatherings and entertaining. With an additional activities space, a formal lounge/dining area, and a dedicated study, this residence offers versatility for every lifestyle. Conveniently located within walking distance to local schools, this property also enjoys close proximity to parks, shopping centres, Butler train station, and the picturesque local beaches. This is a home that harmonizes the tranquility of suburban living with the convenience of urban amenities. Currently tenanted with a high-quality tenant in place until February 24th, 2025, generating a rental income of \$600 per week, this investment opportunity is set to increase its return to \$610 per week from February 25th, 2024. Don't miss your chance to secure a beautiful home and a wise investment in one of the most sought-after neighbourhoods!

**KEY FEATURES**

- Impeccable tenancy maintained until February 24th, 2025, with a conscientious occupant treating the property as if it were their own. Enjoying a current rental yield of \$600 per week, this figure will elevate to \$610 weekly starting February 25th, 2024.
- Experience the perfect synergy of the open-plan kitchen, living, and dining areas, fostering an environment ideal for modern living.
- Revel in the luxury of a king-size main bedroom featuring walk-in robes and a private ensuite bathroom.
- Generously-sized additional bedrooms await, each with their own walk-in wardrobe, ensuring ample storage for both family and guests.
- Enjoy the comforts of ducted, evaporative air conditioning and solar hot water systems.
- Entertain in style with a formal lounge and dining room, providing a touch of sophistication to your living spaces.
- Accommodate work and leisure seamlessly with an additional study and a separate activities space.
- Embrace outdoor living with an alfresco entertaining area leading to a spacious backyard, complete with a convenient storage shed.
- Appreciate the versatility of spacious side access, providing secure parking for a small vehicle such as a motorcycle or a compact boat.
- A generous block on a quiet street within close proximity to local schools, parks, shopping centres and just a short drive away from local beaches.