

# 19 Brasted Way, Butler, WA 6036

REDMOND  
REALTY

## House For Sale

Friday, 10 May 2024

19 Brasted Way, Butler, WA 6036

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 622 m2

Type: House



Alea Eng

0410660803

## OFFERS

Welcome to 19 Brasted Way Butler. This stunning family home, situated on a sprawling 622sqm corner block, is a harmonious blend of luxury, convenience, and comfort, all within arm's reach of everything you desire. As you enter, a sense of warmth and sophistication envelops you, drawing you into the heart of the home. Boasting four generous bedrooms, including a master retreat with a walk-in robe and a renovated ensuite featuring elegant stone bench tops and floor to ceiling tiling. Entertain with ease in the supersized front lounge room, ideal for large family gatherings or cozy movie nights. The renovated kitchen is a chef's delight, showcasing sleek concrete bench tops, Fisher & Paykel appliances such as double drawer dishwasher and oven. Enjoy the convenience of an induction stovetop, and overhead range hood. With plenty of bench space, overhead cupboards, and a Franke double sink, meal preparation becomes a joyous experience. Sunlight dances through large windows, illuminating the spacious family and dining rooms, creating an inviting ambiance for shared meals and cherished moments. A convenient shoppers' entry from the garage ensures groceries are effortlessly stowed away. Indulge in relaxation in the renovated main bathroom, complete with a deep bath, rainfall shower, and stone bench tops. A spacious renovated laundry with a built-in linen cupboard and a separate toilet adds practicality to everyday living. Discover endless possibilities in the versatile activity room nestled between the rear bedrooms, offering a space for creativity and play. Step outside to the alfresco area, where luxurious eco decking sets the stage for year-round entertaining and leisure. This home really offers ample space for the entire family to spread out and unwind.

Features:

- \* Supersized Front Lounge Room: Versatile space ideal for a home office, theatre room, or relaxation area, ensuring comfort and functionality.
- \* Renovated Kitchen: Sleek and modern design with durable concrete bench tops, abundance of storage elevating the cooking experience.
- \* Large Light-Filled Family and Dining Rooms: creating an inviting atmosphere for family gatherings and shared meals.
- \* Renovated Main Bathroom: Luxurious spa-like amenities with deep bath and rainfall shower, promoting well-being and comfort.
- \* Spacious Renovated Laundry: Ample storage space and organisational features, enhancing efficiency and tidiness in household chores.
- \* Versatile Activity Room: Flexible space suitable for various purposes, conveniently located between the rear bedrooms, a perfect haven for kids to relax and unwind.
- \* Alfresco Area: You'll love the no maintenance eco-decking, extending living area outdoors for year-round gatherings and relaxation.
- \* Rear Access: Convenient entry to the backyard for storage or maintenance.
- \* Extra Storage: Fantastic use of area to side of garage extending your storage space.
- \* Exposed Aggregate: Stylish and durable driveway and walkways around the home.
- \* Smart WiFi-Controlled Reticulation: Intelligent irrigation system with remote control capabilities, simplifying lawn and garden care.
- \* Ducted Reverse Cycle Air-Conditioning: Whole-home climate control system, ensuring comfort and energy efficiency year-round.
- \* Downlights: Energy-efficient lighting fixtures, enhancing visibility and ambiance while reducing energy consumption.
- \* Plantation Shutters: Stylish window treatments throughout for light control, privacy and insulation.
- \* Complete Home Water Filtration: Comprehensive water purification system, ensuring only the best quality water for bathing and drinking.
- \* 24 Solar Panels with 6kw Inverter: reduce electricity bills and environmental impact while providing sustainable power for household appliances.

\*\*\* PLEASE NOTE \*\*\* The wooden flooring is damaged and this style is no longer being produced. The property will be sold with the flooring As Is.

Enclosed Front Yard: Enhanced curb appeal and providing a serene retreat for relaxation and enjoyment with manicured gardens and feature panelling and lighting.

Deluxe Cubby House, Premium Chicken Coop, Large Greenhouse: Fantastic additional amenities for outdoor recreation and self-sufficiency, fostering a deeper connection with nature and promoting sustainable living.

Huge Shed: Spacious storage area for tools and equipment, ensuring tidiness and functionality.

Located within walking distance to Irene McCormack Catholic College and Butler College.

Easy access to Lukin Drive Freeway Entry

Close to shopping centres and public transport and easy access to our Pristine WA coastline. Don't miss this rare opportunity to make this exquisite property your own and experience the ultimate in luxury family living. Register your interest with Alea Eng from Redmond Realty today!

Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries. If you are considering this property, you must make all enquiries necessary to satisfy yourself that all information is accurate prior to making an offer on this property. Buyers should conduct their own due diligence in terms of actual sizes of the home and land and any potential for subdivision and not rely solely on the information provided herein by the selling agent.