

# 19 Rogart Bend, Butler, WA 6036



## House For Sale

Thursday, 11 April 2024

19 Rogart Bend, Butler, WA 6036

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 642 m2

Type: House



Phil Wiltshire

0894006300

## UNDER OFFER

This super spacious home is ready for one lucky buyer to simply move in, unpack, and enjoy! Set back on huge block in a quiet & convenient location, this bright & airy property is waiting for a family to come in, add their personal touch and make it theirs! With a huge pool, extended alfresco and additional garden area, this home offers masses of space internally & externally so don't delay as its priced for an immediate sale! CALL NOW for more details! Conveniently situated amongst quality homes & friendly neighbours in a quiet street in the ever popular 'Green' Estate, this generously proportioned 4x2 family home is within walking distance to the beautiful Eastwall Park and only a short drive to John Butler Primary, Alkimos Primary School, High Schools, local shops and all the amenities. With the Butler train station, a stones' throw away and the Mitchell Freeway access point in close proximity, inner city commutes and night's out in the city will be a breeze from now on! Standing proud on a huge 642sqm corner block in an elevated position, this home boasts functionality and comfort from start to finish and looks out to a stunning outlook of mature trees to the right and lush green parks on the horizon. Stepping into the property you will be immediately drawn to the light and bright fresh décor and the huge theatre room which offers the perfect place for family movie nights or a great entertainment zone for the kids! Secluded at the front of the property is a king-sized master bedroom which includes a huge 'his & hers' walk-in robe, carpets, neutral décor and large ensuite. The three minor bedrooms are all doubles and feature built in robes and neutral décor. Nestled in-between the minor bedrooms is a handy study nook which provides the perfect place for teenagers to finish doing assignments, study, and complete homework! There is also a powder room & family bathroom at hand meaning the kids essentially have their own wing of the home to enjoy. With family comfort and convenience in mind, the large well-appointed chef's kitchen is centrally located amongst all the action, making it easy to prepare evening meals and entertain guests. Equipped with 900mm stainless steel appliances, glass splash back, double fridge recess and a large built-in pantry, this fully functional kitchen offers plenty of storage and practicality for those who love to get creative in the kitchen. The large open plan living & dining areas are drenched in sunlight and look out to the outdoor entertainment area. This spacious area delightfully blends indoor and outdoor living while providing all the comforts of home. The adjoining games room extends the living area and promises entertainment possibilities with plenty of space for a pool table! Step out through the glass sliding doors into the extended alfresco area, a great area to extend your hospitality! This generous space offers privacy and protection from the elements and is perfect for all year-round BBQ's! The huge backyard has ample grassed areas for the pets and children to safely play, and delightfully this space adjoins a beautiful pool area. Set back behind frameless glass fencing, the large pool (approx. 8x3m) promises fun summer days for years to come! With additional paved areas for sun loungers, this is the perfect place to play, relax and enjoy! Extras Include: Double remote garage + double side access to rear, separate laundry + linen + powder room, ducted reverse cycle air-con, 24x solar panels (5kW inverter), fiber-optic internet, additional internal + external power points, and so much more! THE SPECIFICS: Year Built: 2009 Council/Land Rates: \$2100 per annum (approx) Water Rates: \$1300 per annum (approx) Land Area: 642sqm Build Area: 185sqm Call the Phil Wiltshire Team to book your private viewing!