

**2 Brailsford Way, Butler, WA 6036**

**House For Sale**

Saturday, 25 November 2023



**2 Brailsford Way, Butler, WA 6036**

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 637 m2**

**Type: House**



James Bosdet  
0895622888

**\$599,000+**

I am delighted to welcome you to 2 Brailsford Way, Butler. Situated in the booming suburb of 'Butler' on a generous 637sqm block, this spacious 4-bedroom property offers ample space for the growing family. A fully enclosed yard, front to back provides added security and privacy. To the front of the property you have the generous sized theatre room with double door entrance. Fitted with new vinyl flooring and roller shutters to all windows. The generous sized master bedroom, also to the front of the home has roller shutters with a split system air conditioning unit. A large walk in robe and ensuite bathroom. A separate study which can be used as the 4th bedroom. A fully renovated kitchen with huge stone bench tops providing an extra-large breakfast island, 900mm cooker and ample cupboards with a large walk in pantry. The large living quarters offers a seamless indoor-outdoor living to enjoy all year round with access to the extended alfresco with café blinds. 2 further generous sized bedrooms, both with walk in robes. A second bathroom and a separate laundry with a separate toilet for added convenience. Outside, you'll find a beautifully landscaped backyard. Fully reticulated and enclosed garden, perfect for enjoying the outdoors with enough space for those who are wanting a pool. With great street appeal, opposite a park and located close to amenities including, schools, public transport, shopping precinct. Property features:- Split system aircon units- Fully renovated kitchen - Vinyl plank flooring throughout- Fully enclosed front and back gardens- Shed- Double garage - Built in 2005. For more information, please contact James Bosdet on 0422 621 315.