

**2 Navarre Way, Butler, WA 6036**



**House For Sale**

Friday, 3 November 2023

2 Navarre Way, Butler, WA 6036

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 370 m2**

**Type: House**



Phil Wiltshire

0894006300

## From \$519,000

The Phil Wiltshire Team are proud to present 2 Navarre Way to market and we're positive that this home will get all the attention it deserves! Deceptively spacious, this top of the range 3x2 cottage boasts a unique & sophisticated layout and offers style, space, and serenity in abundance! If you're searching for the ultimate downsizer, quality investment, or looking for the perfect way to get onto the property ladder; look no further as it doesn't get any better than this! It's going to sell fast but the question is are you the lucky buyer? CALL Phil to arrange your private viewing and submit your offer today! Proudly perched in the ever popular "Dunes" estate of Butler, this picture-perfect cottage is walking distance to all the local amenities such as schools, shopping centres, medical centres, gyms, food outlets, day care centres and a host of family parks! Only a short drive to Lukin Drive freeway access point and Butler train station, inner city commutes will be a breeze. When it comes to all the savvy investors out there, this low maintenance property will tick all the boxes due to its location, age, and functionality. With similar properties achieving a current rental yield of between \$560 - \$590 a week and continuing to rise; this sharply priced 3x2 home is tenant-ready and sure to give you excellent return-on-investment for years to come. Offering plenty of street appeal, this beautiful home is nicely hidden away beyond the box hedging & leafy native trees giving you all the privacy you need. Beyond the double gate, the manicured garden is colourful and vibrant whilst the modern rendered façade is instantly appealing to the eye! As you walk into the home you are greeted by wide hallways, ambient lighting, and lofty high ceilings throughout giving you a distinct feeling of space and calm. One of the true selling points to this home is the abundance of upgrades and little luxuries included...such features include: solar panels, ducted reverse cycle air-con, ceiling fans, electric window shutters, home security system, weatherproof café blinds and plenty of additional storage throughout. The spacious master bedroom is nicely secluded at the front of the home and offers large walk-in robes, sumptuous carpets, ceiling fan, stylish plantation shutters and a huge open ensuite complete with a shower, dual sinks, built-in vanity + storage, and a separate toilet for extra privacy. The two secondary bedrooms are both queens with double sliding robes making them perfect for children and guests. They encircle the family bathroom which offers a similar modern finish to master ensuite. Central to all the action, the huge deluxe kitchen is a dream come true for any aspiring master chefs out there. The abundance of storage space ensures that every cooking utensil, gadget, and ingredient has its own designated place, creating a clutter-free and organized environment. The extended stone bench tops not only provide ample workspace for meal preparation but also add a touch of sophistication when entertaining. This luxurious feature adds a sleek and seamless look to the kitchen, enhancing its overall aesthetic appeal. The inclusion of modern stainless-steel appliances, dual sinks + filter tap, and built-in dishwasher create a kitchen that is as functional as it is visually stunning! This open plan living and dining area is a bright and airy space with high ceilings that make the room feel even more open and spacious. Numerous windows provide stunning views of tranquil gardens that bring the natural beauty of the outdoors inside. The abundant natural light floods the room, enhancing the cheerful atmosphere, and making the space feel welcoming and inviting. When all the guests have gone home; the front theatre room is private and secluded from the rest of the home, allowing for an immersive viewing experience. Whether you're a film buff or simply looking for a cosy space to unwind, this theatre room is sure to suit your needs. During those warm summer evenings, the private outdoor entertainment area really comes alive giving you the perfect setting for BBQ's all year round! Under the shade of the alfresco you can sit back with a cold glass of wine and admire your beautifully manicured surroundings in peace knowing that all the work has been done for you! With the inclusion of quality weatherproof café blinds you are nicely protected from the elements meaning you can just sit back and relax in comfort. EXTRAS INCLUDE: Double remote garage + shoppers' entry, laundry + linen, ducted reverse-cycle air conditioning, ceiling fans, electric security shutters + door, alarm system, security cameras, skylight, skirting boards, instantaneous hot water system, outdoor café blinds, additional power points, TV points, fibre optic internet, and so much more! Call the Phil Wiltshire Team to submit your offer today!