

**22 Ammanford Crescent, Butler, WA 6036**



**House For Sale**

Friday, 3 May 2024

22 Ammanford Crescent, Butler, WA 6036

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 608 m2**

**Type: House**



Leoni Strydom

0895611207

## Under Contract

This immaculate family home has the WOW factor and needs to be seen to be appreciated! You will be blown away with superb quality of fixtures and fittings throughout the property. Welcome to this Ultra-Modern renovated family home, which is safe and secure in a quiet location with a lovely park 100m down the street. You are close to schools, shops, parks, the Butler Train station and all amenities. Features of the home: Huge master suite is secluded at the front of the home with a study/nursery and WIR. Private luxurious en-suite completed with frameless shower, 1800mm free standing bath, double floating vanities, and separate W/C. Separate bedroom wing encompasses 3 large bedrooms with WIR's sharing the family bathroom completed with frameless shower, 1800mm built-in bath and floating vanity. Mom will fall in love with the Chef's kitchen with LED strip lighting, plenty of cupboards & bench space, stone bench-tops with waterfall edge, 900mm stainless steel appliances, double fridge recess and corner pantry. Sit back, relax and watch your favourite movie in the theatre room with mood lighting. The large open plan living, and dining areas flows to the games room and alfresco area, the games room is fitted with a bar with essa stone benchtop and bar fridge nook. Enjoy BBQ's with family and friends under the timber lined alfresco with TV & aerial point, gas bayonet and feature fireplace. Splash away in your heated 8m saltwater pool with stone waterfall. Some of the extras Include: \* Double remote garage (29C) with built in storage & overhead cupboards\* 6.6kW solar system & 14kW Zoned ducted reverse cycle aircon\* Access and additional parking for trailer / camper van / boat\* Full CCTV system with audio recording & security sensor lights to the front of the property\* Quality stone features, top quality carpets, porcelain tiles, roller blinds, hybrid waterproof marri flooring & skirting boards\* Wide entry with 30C ceiling and 33C ceilings to living & games areas\* Coffered ceilings in master bedroom and theatre room\* Laundry with extra storage\* Synthetic lawn in the front and back gardens \* Security screens to front entry and minor bedrooms AND THE LIST GOES ON ..Built in 2005 by Ross North Homes on a 608m<sup>2</sup> block with 330m<sup>2</sup> UMRDisclaimer: The above information has been provided by sources we deem to be reliable. We do not accept any responsibility to any person for its accuracy. All interested parties should rely upon their own enquiries in order to determine the accuracy of this information. Call Leoni Strydom from Ray White Northern Coast on 0428 890 723 today.