

# 23 Doncaster Grange, Butler, WA 6036

## Sold House

Tuesday, 15 August 2023

23 Doncaster Grange, Butler, WA 6036

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Matt Nylander  
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## Contact agent

OFFERS PRESENTED BY 5PM ON 21/8 Proudly positioned opposite the lush Doncaster Park, shaded by grand trees and playgrounds, this property offers a seamless blend of comfort and convenience. Complete with 3 bedrooms, 2 bathrooms, plus an office/4th bedroom, 2 bathrooms and a spacious family living area. This home caters to a low-maintenance lifestyle. Conveniently located near the Butler Train Station and Butler Boulevard, yet tucked away in its own sanctuary, this property ensures your daily commute is a breeze. Nearby amenities include sought-after schools, shopping centres, and easy access to the Freeway on Butler Boulevard. The spacious open-plan living area caters to your comfort with heightened ceilings and expansive windows that invites an abundant natural light inside. The well-appointed kitchen features a plumbed double fridge recess, Blanco electric oven, and a 900mm gas cooktop, with family entertaining at the heart, the kitchen flows seamlessly into the living area and out to the enclosed courtyard. The main bedroom, located at the front of the home, enjoys a split system air conditioner, walk-in robe, and a well-appointed ensuite bathroom featuring a shower, toilet, and a single vanity. Bedrooms 2 and 3 are located nearby with built-in mirrored robes and a home office adds another dimension, whether you need a place to work, or a 4th bedroom, the choice is all yours. Accommodating the home is a family bathroom with a double-sized shower, single vanity, and a toilet. Enjoy the ultimate in low maintenance living with and convenience and parkside bliss on your doorstep. LIFESTYLE: 260m – Butler Train Station 850m – Woolworths & Butler Central Shops 1.5km - Spudshed 3.2km – Jindalee Beach & The Beach House Restaurant

FEATURES:- Main bedroom with split system air conditioning, walk-in robe, and ensuite- Versatile office/4th bedroom- Open plan living with high ceilings and split system air-conditioning - Low-maintenance courtyard with double courtyard- Alarm system for added security- Reticulated garden beds at the front and back of the home- Double carport with laneway access

Seller reserves the right to accept an offer prior to set date\*