

**23 Fairbourne Approach, Butler, WA 6036**



**Sold House**

Friday, 20 October 2023

23 Fairbourne Approach, Butler, WA 6036

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 590 m2**

**Type: House**



Di Watts

0894086970

## Contact agent

Definitely don't miss viewing, very well presented residence with an abundance of space for everyone to enjoy with the very generous size of the home. Cleverly designed maximising the functional and attractive floor plan for easy living for the whole family. Enjoy park side living with Benenden Park opposite, walking distance to Butler Boulevard Shopping Precinct, minutes to Butler Train/Bus Station and Freeway entrance, multiple local schools plus easy access to our beautiful beaches. **PROPERTY SUMMARY** Double door entry to large entrance with shopper door access to the garage. Beautiful reception room with fireplace. Double door entry to huge Theatre with sliding door access to entertaining area. Separate Study/activity room. Large kitchen with double fridge recess, pantry, dishwasher, five burner gas cook top, stainless steel rangehood, electric wall oven, microwave recess, extensive work benches and storage. Stunning dining room with vaulted ceiling with sliding door access to alfresco. Master Suite is king-size with large WIR, ensuite with corner bath, glass shower, heat lamp and separate WC. Sliding door access to outdoor courtyard with water feature, great for parents retreat. Bedroom two is queen-size with BIR. Bedroom's three and four double size with BIR's and roller shutters on windows. Family bathroom servicing minor bedrooms. Laundry. Separate WC. Ducted air cooling. High ceilings throughout. Brilliant entertaining areas with Alfresco under main roof and decked patio gives you so many options. Pretty easy care garden with water feature and gazebo off entertaining area. Garden shed. Double garage with great storage and remote control entry. **POP THIS ONE ON YOUR MUST SEE LIST!**