

**23 Pembury Way, Butler, WA 6036**



**House For Sale**

Tuesday, 21 May 2024

23 Pembury Way, Butler, WA 6036

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 630 m2**

**Type: House**



Dave Martin

0413325585

**From \$799,000**

**\*\* BUYERS COME DIRECT TO THE FIRST HOME OPEN SATURDAY 25th May @ 12:30 - 1pm \*\*ANOTHER ONE OF DAVE'S HOT LISTINGS...!!! You don't need to do any research to see the unbelievable here!!! This home is nicely positioned close to the Beach, schools, parks and down the street from the central Butler lakes with Dome Cafe...!!! The inside living is immaculate but just wait until you see the entertaining and pool area out the back... your jaw will drop...!!!Features include:- A great sized master bedroom that has a huge walk in robe plus double glass doors allowing access to a private courtyard. The ensuite is renovated with beautiful floor to ceiling tiling and only the best in tapware.- The further kids bedrooms are a great size.- From the double door grand entry is a Theatre or Parents retreat, with the impressive gas fire place this is the perfect spot to sit back and relax.- Mum will love the kitchen which is the BEST you will see... with plenty of bench and cupboard space with draw and overhead storage and a gloss white modern finish with beautiful stone tops, 900mm freestanding Westinghouse oven, dishwasher and double fridge recess... extending from the kitchen is a built in study/homework station that again with the gloss and stone finish is simply the best! Further back is a games room, open the double doors from the family living and the internal and external join to become one amazing entertainment hub...!!!One of the standout features of this property is that it has multiple outdoor entertaining areas...!!! A huge enclosed pitched patio competed with multiple café blinds, an outdoor kitchen with built in BBQ that is set on the mains gas with also a hot/cold sink, further back watch the kids play in the heated below ground pool that comes with a water feature - it's brilliant and your options are endless...!!! Packed full of extras and they include but not limited too:• Private fully fenced and gated front yard with beautiful manicured gardens and thriving lemon tree• Top of the range Reverse cycle Daikin touchpad ducted and zoned air-conditioning• Solar power panels with 5kw Fronius Inverter (6.3kw system with 17x390 Jinko panels)• Attic with drop down foldable ladder• Renovated Bathrooms both with stone tops and floor to ceiling tiling - Renovated Laundry with again stone tops and extra storage • Modern flooring with skirting boards and window treatments • Larger double garage with storage plus a remote rear roller door that allows extra secure parking for all the toys plus access to a garden shed• Instant hot water• Salt water chlorinator to the pool completed with water featureNOW THIS IS LIVING...!!! YOU DESERVE THE BEST.... HERE IT IS...!!! SEE YOU AT THE FIRST HOME Call Dave Martin from Ray White Northern Coast on 0413 325 585 today.Disclaimer: 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.**