

# 23 Tobermory Crescent, Butler, WA 6036

Marshall Real Estate

## Sold House

Friday, 29 March 2024

23 Tobermory Crescent, Butler, WA 6036

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 480 m2**

**Type: House**



Angela Marshall  
0429968088

**\$741,000**

Sold By Marshall Real Estate Welcome to 23 Tobermory Cres Butler. A well-presented family home featuring all the comforts including reverse cycle ducted air conditioning, outdoor entertaining area and sparkling below ground pool. Complete with 4 bedrooms, 2 bathrooms, study, enclosed theatre and spacious open plan living area. Centrally located only be a short distance from shopping centres, schools, parks and transport routes. Along with a short drive to Beaches, Freeway & Train station. Neutral modern decor with quality finishings throughout. Also a perfect investment opportunity with great tenants already in place till June 2024 at an attractive rental return. Tenants would be keen to discuss a lease renewal if purchased by an investor. Features include:- Spacious master bedroom with large robe plus plantation shutters- Ensuite with rain head shower - 3 Additional bedrooms with built in robes- Enclosed study with large storage cupboard - Enclosed theatre room - Open plan kitchen, dining and family room - Kitchen with double fridge recess and dishwasher - Main bathroom with bath and separate rain head shower - Laundry with storage - All weather wooden decked alfresco entertaining area - Cafe blinds to alfresco - Glass fenced below ground pool - Easy care artificial lawn to front - Double auto door garage with shoppers entry Additional features include:- Reverse Cycle Ducted Air Conditioning- Ceiling Fans to master bedroom- Security cameras - Plantation shutters Land size: 480 sqm (approx) Water service charges \$1340 P.A (approx) Council Rates: \$2192 P.A (approx) First Home Open will be after the Easter break To enquire on this home please click email agent or call Angela Marshall on 0429968088 Disclaimer: All information contained herein is gathered from third party sources we deem to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own independent enquiries and not on the information contained herein.