

**235B Camborne Parkway, Butler, WA 6036**

THE AGENCY

**House For Sale**

Friday, 15 March 2024

235B Camborne Parkway, Butler, WA 6036

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 168 m2**

**Type: House**



Gus Meikle

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## AUCTION

Auction Location: Online For sale by online auction with flexible terms (subject to finance, building, timber pest inspections are welcome) contact agent to register to bid today to avoid disappointment. Welcome to 235b Camborne Parkway, Butler, a contemporary residence offering comfort and convenience in a sought-after location. This modern property, built in 2014, presents an ideal opportunity for downsizers, first home buyers, or investors seeking a low-maintenance lifestyle. Features:

- 2 bedrooms, 2 bathrooms
- Modern construction with a stylish design
- Low maintenance cottage block
- Open-plan living area for flexible use of space
- Alfresco with café blinds opening on to the living area via large glass sliding doors.
- Well-appointed kitchen with modern appliances including AEG dishwasher, Chef oven, 900mm Technika gas cooktop and plumbing for water dispensing refrigerator.
- Master bedroom with ensuite and generous double robes
- Reverse Cycle Split System A/C in living
- Front and rear security screen doors for great airflow
- Instant gas hot water system
- Second bedroom perfect for guests, a home office, or additional living space
- Close to Butler shops for everyday essentials
- Easy access to Butler station for convenient commuting
- Nearby Alkimos beach offers leisure and relaxation opportunities.
- Plenty of parking at the street front and secure garage off laneway behind with secure storeroom
- Opposite mutual beautiful nature Park

Whether you're looking to downsize, enter the property market for the first time, or expand your investment portfolio, this property offers the perfect blend of modern living and convenience. Don't miss out on this fantastic opportunity to make 235b Camborne Parkway your new home. Schedule a viewing today!

Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.