

23A Carrabelle Street, Butler, WA 6036

Sold House

Saturday, 30 September 2023

23A Carrabelle Street, Butler, WA 6036

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 203 m2

Type: House

Contact agent

Doubling as the perfect first home, down-sizing option or even an astute investment property (currently leased at \$350pwk until June 6th 2024) to add to your portfolio, this stylish 2 bedroom 1 bathroom residence defines low-maintenance "lock-up-and-leave" living and impressively combines security with convenience in doing so. A beautifully-tiled open-plan living, meals and kitchen area is where almost all of your casual time will be spent, headlined by sparkling stone bench tops, a breakfast bar for quick bites, double sinks, a storage pantry, tiled splashbacks, a dishwasher and modern stainless-steel range-hood, gas-cooktop and oven appliances. The separate laundry has built-in linen storage, whilst both bedrooms have built-in wardrobes - including a spacious front master suite that also benefits from semi-ensuite access into a contemporary two-way bathroom with a separate bathtub and shower. Outdoors, a pitched alfresco encourages tranquil entertaining within an artificial-turf backyard and garden setting, off the living space. There is also private right-of-way access at the rear via Agate Lane, into a secure double lock-up garage with its own door leading to the yard. In terms of location, the lovely Beachwood Park can be found just around the corner, with bus stops and East Butler Primary School also very much within arm's reach. Other nearby amenities include the expansive Kingsbridge Park, the local skate park and Brighton Community Garden, the IGA Butler Food Market, Butler College, Irene McCormack Catholic College, the St Francis of Assisi Catholic Primary School, Butler Central Shopping Centre, Butler Train Station, the newly-extended Mitchell Freeway, pristine northern beaches, coastal cafes and restaurants and so much more. The living is easy here, that's for sure! Other features include, but are not limited to; • Portico entrance • Separate toilet • Split-system air-conditioning • Security window roller shutters • Down lights • Easy-care gardens • Off-road parking bays out on the street, for your guests and visitors to utilise • 144sqm (approx.) of total living area • Low-maintenance 203sqm (approx.) block • Currently leased on a fixed term agreement until the 6th of JUNE 2024 paying \$350.00 per week. The property is being sold as a tenanted property. Approx Council Rates P/a \$1,693.90 Approx Water Rates P/a \$816.35 SOLD, By Sam Hedges call for further details 0422 530 026 Disclaimer - Whilst every care has been taken in the preparation of this advertisement, all information supplied by the seller and the seller's agent is provided in good faith. Prospective purchasers are encouraged to make their own enquiries to satisfy themselves on all pertinent matter