

**24 Ferryside Road, Butler, WA 6036**



**Sold House**

Monday, 22 January 2024

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**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 354 m2**

**Type: House**



Phil Wiltshire

0894006300

**\$600,000**

If you're looking at getting onto the property ladder or need another gem for your investment portfolio, then stop the search now as this charming 4x2 Butler cottage is priced to entice and ready to move into today! Whether you're a first home buyer, retiree, downsizer, or investor; this deceptively spacious home is conveniently located amongst all the amenities in the premium 'Seahaven Estate' and is sure to be a sound investment for the future! Don't delay CALL NOW to submit your offer! When it comes to all the savvy investors out there, this low maintenance property will tick all the boxes due to its location, age, and functionality. With similar properties achieving a current rental yield of between \$560 - \$580 per week and continuing to rise; this sharply priced 4x2 home is tenant-ready and sure to give you excellent return-on-investment for years to come. If you're looking for a premium location it doesn't get much better than this! Conveniently located in the highly sought after 'Seahaven' estate within walking distance to local primary schools, Brighton café strip, Butler train station and new shopping precinct, you have everything on your doorstep. Surrounded by quality homes & friendly neighbours you are only a stone's throw away from beautiful parks and only a short drive to the tranquil blue waters of the Indian Ocean. Set back in a secure elevated position, the frontage of this neat & tidy home is instantly appealing to the eye and looks out to vibrant gardens giving you a sense of privacy from the moment you enter the home. What makes this one stand out from the crowd is the spacious living areas, lofty high ceilings and a few little old school features leaving you with a blank canvas to come in and add your stamp of approval! The master bedroom is light & bright with 'his & hers' walk-in robes and an open ensuite with shower, toilet, and heat lamp for those chilly winter mornings. The beauty of this home is that all three minor bedrooms are generous in size making them great for young children or teenagers alike. The family bathroom is light and bright with shower, bath, and vanity, plus a separate toilet for extra privacy. When it comes to food prep and meals, the well-appointed central kitchen is spacious in size and includes stainless-steel appliances + rangehood, corner pantry, double fridge recess, dishwasher, microwave recess, pendant lighting, and plenty of cupboard storage. It overlooks the open plan living & dining area which feels warm & welcoming thanks to the quality timber flooring and ambient lighting throughout. Here you have the perfect setting for entertaining guests and quality family time! One of the true selling points to this great home is the abundance of space and the gigantic formal lounge at the front of the home is testament to this! With enough space to comfortably fit an army of visitors, you have the perfect TV or media room where you can set up the ultimate cinematic experience for total relaxation! Alternative options would be a home office, kids activity room, photography studio, massage salon or whatever you see fit! During those warm summer months, the domed alfresco will provide much-needed respite from the sun. Whether you're enjoying your morning coffee or evening BBQ's; this maintenance-free private courtyard is framed by neat & tidy garden beds, succulents, and tropical palms so all you have to do is sit back and enjoy your new surroundings in peace. EXTRAS INCLUDE: Double remote garage, laundry + linen, ducted evaporative air conditioning, 3x split system air conditioning units, gas storage hot water, additional power points, coaxial points, TV points, Foxtel points, 2x gas bayonets, and so much more! Call the Phil Wiltshire Team to book your private viewing!