

**26 Beachwood Crescent, Butler, WA 6036**



**House For Sale**

Wednesday, 31 January 2024

26 Beachwood Crescent, Butler, WA 6036

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 291 m2**

**Type: House**



Len & Debbie Team  
0893003344

## Low \$500,000's

This lovely light-filled home overlooking the park is the perfect blend of low maintenance convenience and great location. Ideal for those starting out or scaling down this home is in excellent condition and ready to move right in! Offering 3 bedrooms and 2 bathrooms with open plan living plus a front lounge that would also make a great media room or work from home office! The heart of the home is the spacious open plan living with 2 sliding doors opening to the low maintenance garden. A convenient patio is an ideal place to entertain family and friends. The galley-style kitchen offers granite bench tops and a lovely breakfast island ideal for growing families. Fittings include a stainless 600mm gas cooker with under-counter oven and range hood, a pantry cupboard and fridge and dishwasher recesses complete the picture. The master suite is situated off the living room and offers a wall of mirrored robes, plus an en-suite with extra-large shower, vanity and WC. The minor bedrooms, situated to the front of the home, are generously-sized and carpeted and offer built-in robes and window coverings, and share the spacious family bathroom with shower, vanity and WC. This modern, low maintenance home is ideally situated in a prime location in Butler, nestled between two beautiful parks a mere 3km from the beach! Just 650m from East Butler Primary School, 750m from Butler College, and a convenient 5-minute drive to Butler Station. The combination of convenient location and low-maintenance features offers an ideal lifestyle, close to the beach! Don't delay, this one is sure to get snapped up!

**FEATURES AND BENEFITS INCLUDE:** The low-maintenance reticulated gardens, complemented by artificial grass in the rear garden, offers a relaxed outdoor space. Experience year round comfort with the powerful split-system air conditioner servicing the living area. Full sized laundry with storage. The dual car garage, complete with an indoor storage area, is remote-controlled and offers direct access into the home. This modern, low maintenance home is ideally situated with easy freeway access in the prime location of Butler, nestled between two beautiful parks a mere 3km from the beach! Just 650m from East Butler Primary School, 750m from Butler College, and a convenient 5-minute drive from Butler Station. The combination of convenient location and low-maintenance features offers an ideal lifestyle, close to the beach! Don't delay, this one is sure to get snapped up! Built in 2009 on a 291m<sup>2</sup> block