

27 Blackrock Ave, Butler, WA 6036

House For Sale

Wednesday, 8 November 2023



27 Blackrock Ave, Butler, WA 6036

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



Patricia Tay

From \$550,000

Please Register Your Interest Via Email For First Home Open Details

With brilliant use of space & light, this modern home combines practicality, comfort, and is ready to move into today!! Located in Butler's 'Green' estate surrounded by quality homes, friendly neighbours, and beautiful parks. Within a few minutes' walk to the Butler train station, this home is only a hop, skip & jump into Perth CBD making it an excellent option for young professionals! With the shopping precinct and multiple schools just around the corner, this home is all about convenience & class!

Features of the home.

- *Eye appealing with the combination of exposed brick and modern render and landscaped gardens really set the tone for this beautiful home and offers the perfect welcome home!
- *Plenty of parking with street-side car bays and an oversized double garage that has been heightened + sunken for work vehicles & 4x4's and offers plenty of additional storage.
- *Other upgrades such as heightened ceilings, security doors and alarm system giving your home security while you go away to work or family holidays.
- *Bills saver! Benefit from all the modern comforts of home without the bills thanks to the solar panels, instantaneous solar hot water with gas booster, 'Telstra Velocity' fibre optic internet, and ducted evaporative air conditioning throughout.
- *Secluded at the front of the home, the master bedroom has a large fitted walk-in robe, quality carpets, roller blinds, ambient lighting, neutral decor and a modern ensuite with stone vanity, glass shower, medicine cabinet and W/C.
- *Two double bedrooms at the rear of the home are presented with built-in robes, roller blinds, and a light & bright finish perfect for young children.
- *Fitted with faux stone benchtops, overhead storage, stainless steel appliances + rangehood, breakfast bar, dishwasher, double fridge recess, shopper's entry and decorative tiled splashback; the island kitchen is central to the home and overlooks to living room and rear gardens.
- *Bright & breezy living and dining area offers the perfect place to entertain friend. With plenty of natural light being cast through numerous windows you'll never feel like the walls are creeping in on you!
- *For total relaxation simply head to the enclosed theatre room, switch on your favourite movie and put your feet up for a while!
- *Under the shade of the timber decked alfresco you can sit back, top up the wine glass whilst the BBQ sizzles away in the background!
- *An extensive garden area and lawn, the kids have a safe place to play and the elevated gardens beds will pretty much look after themselves!

Land : 404 sqm
Built : 2010
Council Rates : approx. \$1793 pa
Water Rates : approx. \$1183 pa