

**3 Ammanford Crescent, Butler, WA 6036**



**House For Sale**

Wednesday, 12 June 2024

3 Ammanford Crescent, Butler, WA 6036

**Bedrooms: 6**

**Bathrooms: 2**

**Parkings: 2**

**Area: 790 m2**

**Type: House**



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## FROM \$999,000 - SOLDDAVE...!!!

Inspect this home....and your jaw will DROP!!!! Set on one of Brighton's largest blocks (790 meters) and in a north of the lake Seahaven Premium location is this ultimate home that has been purpose built to withstand the largest of families! The extras are endless and there is nothing else in Butler that compares in size or quality, if you're a serious buyer this has to be viewed...!!! Features include: • As you enter the home through the double solid front doors you automatically get that feeling that you are right at home...!!! • Enter the enclosed Theatre that with the double doors is perfect, further back and you will find the separate study. • A HUGE master bedroom that comes with a double door walk in robe and a perfect renovated ensuite that has a double sized shower, stone tops and resembles something from a five star hotel...!!! The FIVE further bedrooms are massive and come completed with double sized built-in robes and the family bathroom is renovated and has a deep freestanding bath. • A Kids activity is located between the minor bedrooms and also features a walk in linen/store room. • Mum will love the huge kitchen that comes with a top of the line 900mm freestanding Blanco oven, dishwasher, double fridge recess, heaps of bench space and a big walk in pantry. The living areas will support the largest of families and includes a dining, open plan family area and a separate games room. Now this is amazing...leading from the extra sized and height double garage is a lock up store room and the extended driveway that allows parking for all the cars and toys! Extras include and are not limited too: Mesh security screens to all external doors, Fujitsu reverse cycle ducted and zoned air conditioning, higher 31 course ceilings with LED downlights and feature lighting, tint to various windows, multiple storage areas with overhead cupboards in the Laundry, solar power panels (approx. 18 months installed), renovated and beautiful bathrooms, fresh carpets and modern neutral décor throughout...!!! You think the internal sounds amazing, well just wait until you see the entertaining area out the back...!!! Slide open the rear doors and step out to the one of a kind entertaining area that comes with an extended wrap around patio. Further back is the below ground pool (installed approx. 2019) and grassed area, this is the perfect place to entertain the friends! With manicured gardens, perfect stone aggregate and glass fencing...!!! I have sold over a thousand homes in Butler and this takes out the trophy as the BEST I have seen...!!! With too many extras to list you should come directly to the first open home and discover with your own eyes what it would be like to live in one of Butler's most impressive homes! Disclaimer: The above information has been provided by sources we deem to be reliable. We do not accept any responsibility to any person for its accuracy. All interested parties should rely upon their own enquiries in order to determine the accuracy of this information.