

3 Canova Road, Butler, WA 6036



House For Sale

Monday, 20 May 2024

3 Canova Road, Butler, WA 6036

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 570 m2

Type: House



Nathan Whennen

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Set Date Sale ends 4th June @ 1pm

****SET DATE SALE with absolutely ALL offers being presented on 4th June at 1pm. The Seller reserves the right to sell prior to this date so we encourage offers as early as possible. ****What we love This large 230sqm internal floor plan (not including garage, alfresco & porch) nestled in a serene and tidy street, just a stone's throw from Sheldwich Park, this exquisite family home offers a perfect blend of comfort and convenience. Located within walking distance to top-rated public and private schools, transport links, and shops, it ensures easy access to essential amenities. Inside, the home boasts four bedrooms but can also be used as a 5 bedroom home, each with built-in robes (minus current study) and quality carpets, ensuring ample storage and comfort. A versatile large study can easily serve as a fifth bedroom. The master suite includes a private ensuite with a bath and shower, providing a tranquil retreat for parents. The second bathroom also features a bath and shower, catering to the needs of a busy household. The heart of the home is the expansive, modern family-sized kitchen. With an open-plan design, the kitchen flows seamlessly into the large family and dining room. Wooden floors in the main areas and downlighting throughout enhance the home's modern and stylish ambiance. A large formal lounge at the front of the house, coupled with a separate rear games room, offers abundant living spaces for a multigenerational family or a large household. For added convenience and efficiency, the property includes ducted R/C air conditioning throughout, solar panels with a 2kw inverter, and a solar/gas-boosted hot water system to help reduce energy bills. The double garage provides secure parking, while the ultra-low maintenance gardens at the front and back allow for easy upkeep. Outdoor entertaining is a breeze with the sheltered rear alfresco area. This home, with its practical layout, modern amenities, and prime location, is an ideal choice for large families seeking comfort and convenience in a vibrant community.

What we know: This home offers ample space to breathe, grow, and create cherished memories. If you are interested in taking the next step, please take note of the following details.

Central Location:

- Serene and tidy street near a picturesque park
- Walking distance to top-rated public and private schools
- Close to transport links and shopping centres

Spacious Living Areas:

- Large formal lounge at the front of the house
- Open-plan family and dining room
- Separate rear games room

Bedrooms:

- Master suite with private ensuite
- Three more bedrooms with built-in robes and quality carpets
- Versatile large study that can serve as a fifth bedroom

Modern Kitchen:

- Expansive family-sized kitchen with open-plan design
- Double fridge recess
- 900mm freestanding gas stove and oven with fan
- Filtered water tap and double sink
- Large corner pantry and dishwasher

Bathrooms:

- Master ensuite with bath and shower
- Second bathroom with bath and shower
- Additional separate toilet

Convenience and Efficiency:

- Ducted R/C air conditioning throughout
- Solar panels with 2kw inverter
- Solar/gas-boosted hot water system
- Double garage for secure parking
- Ultra-low maintenance gardens at the front and back

Additional Features:

- Wooden floors in the main areas
- Downlighting throughout
- Sheltered alfresco area for outdoor entertaining

What's close:

- Sheldwich Park- 50m
- East Butler Primary School- 240m
- Kingsbridge Park- 1km
- Lukin Centre Butler- 1.2km
- Butler College- 1.3km
- Butler Primary School- 1.4km
- Irene McCormack Catholic College- 1.5km
- Brighton Village Shopping Centre- 2km
- Butler Train Station- 2km
- Butler Shopping Area- 2.6km
- Jindalee Beach- 3km

Who to talk to Nathan Whennen 0412 672 757 nwhennen@realmark.com.au