

**31 Exmouth Drive, Butler, WA 6036**

**Sold House**

Friday, 17 November 2023

31 Exmouth Drive, Butler, WA 6036

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 680 m2**

**Type: House**



Josh Douglas  
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**\$645,000**

This stand-out 4 x 2 family home is simply packed with every feature you could want and is in immaculate condition, ready for its new owners. Built in 2010, this stunner sits on a 680sqm corner block perfect for any family. This home has been built to impress and recently renovated to please the most discerning buyer. Positioned in a super convenient, quality location this stunner is only a short walk to the local Butler train station and close proximity to all amenities including local Butler Primary School and Irene McCormack Catholic College. Stunning lawns and tropical gardens to the front set the standard for the rest of the home. As you approach the bold attractive frontage you are welcomed by a private entrance which houses further tropically inspired foliage. Situated at the rear of the home, the secluded master bedroom features modern flooring, extra-large walk in robe and an ultra-modern, well-equipped ensuite that hosts the best of everything and finished off with stunning light fixtures. The 3 minor bedrooms are located at the opposite end of the home, boasting a fresh, neutral set up and sharing a large renovated bathroom between them which includes its own bath/shower and separate w/c. Centrally located, this magnificent chef's kitchen features oversized bench tops with built-in cabinetry. This central space also boasts new appliances, modern fixtures and details including an oversized fridge recess, shoppers access and overlooks the huge open planned living and dining area, perfectly set for comfortable family time. The open living area features brand new flooring (which continues throughout the entire home) plus air-conditioning and access to outdoors. Outside is a dream! Too many homes these days have tiny blocks with no yard space. Not the case here! An extra-large 680sqm block allows for tonnes of room for the kids and pets to run wild! Benefit from a huge undercover patio area which is ideal for entertaining all year round and is complimented by fresh decking, immaculate lawns and high fencing. There's even a fully fenced below ground spa to chill in after work! For the green thumbs, there is an abundance of frangipanis, lush tropical plants and fruit trees: Apples, passionfruit, grapes, loquats etc. There is a bore at the property, responsible for the pristine lawns! Extras include: Large double garage, built-in study nook, huge attic storage with ladder in hallway, solar electric system, electric blinds, functional new laundry, 2 split system a/c, instant gas hot water, an abundance of tv/phone points, heaps of outdoor storage (perfect for the tradie/handyman) etc. This home has everything there is to offer and certainly won't last long! So, don't miss out and act now! Call Josh Douglas on 0433931901 to book your look today!