

31 Pendleton Crescent, Butler, WA 6036



House For Sale

Thursday, 7 December 2023

31 Pendleton Crescent, Butler, WA 6036

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 558 m2

Type: House



Phil Wiltshire
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Josh Curtis
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From \$579,000

Conveniently perched on a quiet street in the highly sought after "Seahaven" estate within walking distance to local schools, multiple shopping centres, Brighton Lake, and Butler train station; this sizable 4x2 family residence is surrounded by quality homes & friendly neighbours. Don't delay because this one won't be around for long; CALL NOW and submit your offer today! Perfect for the savvy investor looking at getting into WA's ever-growing property market; this 4x2 is tenant-ready with similar properties currently leasing above \$600/week and continuing to rise; this one is sure to give you excellent return-on-investment for years to come! Located in the sought-after estate of 'Seahaven' in Butler; this 558sqm corner block offers gated rear access so adding a pool, workshop, or caravan parking will be a breeze! Presented with heightened double garage in an elevated location; the homes contrasting rendered walls and recessed entry provide a light and open entry ready for a front retaining wall to make full use of this area. The master bedroom is located at the front of the home and features a walk-in robe, roller blinds, quality carpets and beautiful décor. It is complimented by an enclosed ensuite with modern fixtures & fittings, corner shower, vanity + storage, and toilet. The three additional bedrooms are all 'doubles' and offer built-in robes, carpets, roller blinds, and a light + bright finish. Perfect for spending quality time with the family and overlooking to the rear alfresco area and garden, the open plan living & dining area is warm and inviting, acting as the central hub to the home's natural energy. When you return home after a long day's work, you will appreciate resting in the front formal lounge and watching your favourite shows in peace while the kids have free reign of their own wing of the house. If you like to get creative in the kitchen you will appreciate what's on offer here! Boasting extensive bench space for preparation, stainless steel appliances, dishwasher recess, microwave recess, double fridge recess, pantry, plus plenty of drawers and cupboards for storage. Perfect for enjoying those warm summer days basking in the sun, the outdoor alfresco and rear gardens are ready for you to add your swimming pool and provide plenty of space for kids and pets to play. With a sizable gate hidden behind the shed allowing rear access giving you the possibility of adding a workshop, or secure parking for your boat/trailer/caravan! EXTRAS INCLUDE - Family bathroom with separate W/C, laundry + linen, split system air conditioner, reverse-cycle ceiling cassette air conditioning, NBN connected, LED lighting throughout, Foxtel points, TV points, external power points, gas bayonet, gas storage hot water, flyscreens, security door, and so much more! Call The Phil Wiltshire Team to book your private viewing!