

**33 Butterick Place, Girrawheen, WA 6064**

**Professionals**

**Sold House**

Monday, 14 August 2023

33 Butterick Place, Girrawheen, WA 6064

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 703 m<sup>2</sup>

Type: House

**\$550,000**

GRAND HOME OPEN SATURDAY 29/07/2023 @ 11AM - 11:30AM Proudly presented by Nic Pulvirenti, this is without a doubt Girrawheen's best opportunity on the market RIGHT NOW! Located in what is potentially Girrawheen's best street, this home consists of four bedrooms & two bathrooms on a BIG 703m<sup>2</sup> corner block zoned R20/40 meaning you could potentially cut & create 3 blocks on this one parcel of land! \*subject to all relevant approvals etc\* This property in essence combines a 2 bedroom home with a connected 2 bedroom fully contained granny flat consisting of a separate kitchen, bathroom & living area. IDEAL FOR AIRBNB OR SIMILAR! \*subject to relevant approvals etc\* Not only would this be the perfect investment property, it would also be ideal for families that are looking for a little more space for one incredibly attractive price! From the moment you walk through the front door, you can't help but feel right at home. Beautiful timber look flooring, ducted air conditioning & a well thought-out floorplan. You'll find it hard to say no to this one! THINGS YOU'LL ABSOLUTELY LOVE! - Lock-up garage - Covered front patio - Timber look flooring - Ducted evap air conditioning - Centrally located living room with reverse cycle air conditioning - Well-equipped kitchen with stainless steel appliances, dishwasher & abundance of cupboard/bench space! - Spacious main bedroom with built in robes & amazingly maintained carpets - Spacious minor bedroom with amazingly maintained carpets - Main bathroom with separate shower, bath & single vanity - Home office / activity room! - Fully self contained / connected "granny flat" with open plan kitchen, living + dining area.- Two bedrooms in "granny-flat" with built in robes - Spacious enclosed "sunroom"- HUGE grassed backyard + bricked outdoor entertaining area - Garden Shed - Solar panels - 10 solar panels Not only is this home incredibly well equipped, it also sits in an A+ position! BONUS FEATURES YOU WILL LOVE! Approximate Distances: Liddell Park - 140m Templeton Park - 300m Warwick Bushland - 300m Public Transport - 450m Newpark Shopping Centre - 900m Warwick Senior High School - 4 Minute Drive! Warwick Basketball Stadium - 4 Minute Drive! Greenwood Tennis Club - 4 Minute Drive! Warwick Grove Shopping Mall - 5 Minute Drive! Additional Information Built: Approx 1973 Construction: Brick & Tiled Roof Council Rates: Approx \$1,800.00 PA Water Rates: Approx \$970.53 PA You really can't go wrong here at 33 Butterick Place, Girrawheen. Meet NIC PULVIRENTI at this weekend's GRAND HOME OPEN! NOTE: This property description provided is for general information purposes only. Professionals Wellstead Team believes that this information is true & correct but it does not warrant or guarantee the accuracy of the information. Prospective Buyers are asked to undertake independent due diligence regarding the property, as no responsibility can be accepted by Professionals Wellstead Team for any information that may be deemed incorrect.