

**34 Butler Lane, East Victoria Park, WA 6101**



**Sold House**

Tuesday, 20 February 2024

34 Butler Lane, East Victoria Park, WA 6101

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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**\$1,181,750**

With 248m<sup>2</sup> under the roof, this 3 bedroom (plus study) 2 bathroom home is the Hamptons home you've been waiting for. Solidly built in 2016, with clean crisp lines, 34 Butler Lane is tucked away from the hustle and bustle. You'll love the dramatic vaulted ceiling space to the upstairs second living area and its direct access to the balcony. The home has been cleverly designed to maximize its foot-print and offers a versatile floor plan for easy modern living. The generous main bedroom is conveniently on the ground floor, leaving the other bedrooms and bathroom upstairs, just right for guests and family. The main bedroom has a practical walk in robe and its own ensuite bathroom. With a large rain head shower for long luxuriating soaks and warm neutral décor this light and bright room presents beautifully. There is also a well placed study on the ground floor, a lovely work from home solution. The large open plan living room includes the large kitchen, with oodles of storage, quality appliances and very generous breakfast bar island bench. Encompassing the dining and lounge area the open plan rear living room opens directly to the alfresco entertaining space. Currently an exercise in extreme low-maintenance, with quality artificial turf installed, the fully fenced back yard is an opportunity awaiting your green thumb. Boasting ducted reverse cycle air conditioning, you will keep comfortable year round. On the city's doorstep with convenient regular public transport just around the corner, you are close to everything! Walking distance to Perth's most vibrant foodie strip, with a plethora of small bars, restaurants and cafes. • NBN • Full sized laundry • Store room • Double automatic garaging There is absolutely nothing to do. Just move in and enjoy this inner-city escape pad. Inspection is a must. council \$2415.98 water \$1490.10 strata - N/A