

**4/29 Ladywell Crescent, Butler, WA 6036**

**Sold Apartment**

Tuesday, 17 October 2023



4/29 Ladywell Crescent, Butler, WA 6036

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



Patricia Tay

**\$345,000**

Under Offer ~ ~ ~ Sorry No Further Home Open Investor Delight Or First Home Buyer's Opportunity ~ ~ ~ Whether you are an investor buyer or an owner occupied buyer, you will be impressed by all the 'plus' of this 2 bedroom apartment. Asking : from \$320,000 Rental potential : in the range of \$400 pw and \$450 pw. A quiet oasis while having everything on your doorstep. Features: \*2 bedroom, 2 bathroom, 2 balconies (of which one of them is the biggest in this complex) with new hybrid flooring, reverse cycle air conditioning, recently painted and block-out roller blinds to bedrooms. \*On elevated ground, and on ground floor \*About 6 years old and very well maintained \*Private balcony watching the sunrise in distance and the beautiful views of the nature reserve across the street \*Train station, shops and local pub only 5 minutes walk down the street. \*A great sized master bedroom with double door built in robe, first class private and spacious ensuite completed with glass shower screens, w/c and the best in tap wear and tiling. \*Bedroom two is huge and also comes with a built in robe and the second bathroom is perfect and also features glass screens and a w/c. \*The kitchen is perfect with the top of the range oven, stove, rangehood, dishwasher recess and plenty of bench and cupboard space. This overlooks the family living area that has quality flooring, reverse cycle air-conditioning, beautiful window treatments and once again sensational views across the estate. \*There is ample storage areas with large linen cupboard, huge double door robes in the bedrooms and laundry area. Also, mesh screens to the sliding doors and various windows, and where you park your car you have the use of a personal lock-up store room. \*Slide open the door from the living area and walk out onto your private balcony, while enjoying the easy-care lifestyle as all you need is a glass of wine sit back and relax. This is the perfect lock up and leave home for the traveller/investor for the amazing location or first home buyer wanting your own nest instead of paying the increasing rent and stressful rental application with a long queue of many others...!!! Its all here.... but it won't be available for long so call Patricia today on 0433 112 116 and discover the lifestyle that you are dreaming of!!! Council Rates?? \$1221.24 pa Water Rates?? \$892.38 pa Strata Levies?? \$513.42 pq \*\* Individual metered : water, electricity and gas meters