

4 Ardara Bend, Butler, WA 6036



Sold House

Friday, 8 September 2023

4 Ardara Bend, Butler, WA 6036

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 186 m2

Type: House

\$449,000

THIS PROPERTY IS UNDER CONTRACT AND PROCEEDING TO SETTLEMENT; THANK YOU FOR YOUR INTEREST. This neat & tidy 3x2 terrace style home is new to the market and will not be around for long in this crazy market! Priced for an immediate sale; this "lock up and leave" home is ideal for first home buyers, retirees, FIFO workers and investors alike! If you're looking for a property that is maintenance free, conveniently located, and secure; then look no further as this one will tick all the boxes! Within easy walking distance to schools, shops, parks, and Butler train station this one is worth serious thought! CALL NOW to submit your offer today! Nicely elevated from the road in a secure elevated position in the flourishing 'Green' Estate of Butler, this modern 3x2 is brilliantly positioned amongst lush green parks and is only a hop, skip and a jump to the train station & freeway access point making inner city commutes a breeze! With Butler Central shopping Centre only a short walk away, you have everything you need right on your doorstep. Freshly painted indoors and out, with the addition of brand-new carpets throughout, this bright & breezy home boasts a few little luxuries including lofty high ceilings, ducted reverse cycle air-con, LED lighting, gas hot water system, skirting boards and 'Essa' stone benchtops to name a few! This modern terrace home has been customized to suit a busy lifestyle and is the perfect low-cost first home to begin your real estate journey or retire in comfort. The savvy investor will be sure to reap the benefits of investing on WA's booming market with stock levels continuing to drop rapidly and rentals in high demand; you can expect a current rental yield between \$450 - \$480 per week. The master bedroom is located at the front of the home and includes a mirrored built-in sliding robe, sumptuous carpets, vertical blinds, and a private ensuite. Both minor bedrooms allow for a double bed and feature built-in mirrored robes, and a similar neutral finish! Fitted with oversized shower, built-in vanity, and toilet; the family bathroom has everything you need. Central to the home with views of the rear garden and courtyard, the central kitchen boasts stone benchtops, 900mm stainless steel appliances + rangehood, double sink, double fridge recess, breakfast bar, soft-closing drawers + cupboards, and built-in pantry. Overlooking the living and dining area, the high ceilings ensure the whole area feels light & airy giving you the perfect place to relax and unwind. In those warm summer months, the private courtyard offers the ideal setting for BBQ's and entertaining. Private and serene, there is minimum garden maintenance for you to worry so grab a cold drink and enjoy the simple life! EXTRAS INCLUDE: Double garage (tandem), laundry, built-in linen, TV points, fibre-optic internet, coaxial points, additional power points, gas bayonet, skirting boards, all window treatments, all fixed floor coverings, all light fittings, shade sail. Call The Phil Wiltshire Team on 0408 422 863 to submit your offer today!