

# 4 Silverton Avenue, Butler, WA 6036

THE AGENCY

## House For Sale

Sunday, 26 May 2024

4 Silverton Avenue, Butler, WA 6036

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 656 m<sup>2</sup>

Type: House



Steve Kelly

0426047394

**\$749,000+**

This gorgeous property offers resort style living in your very own "luxury escape". Superbly located on a large 656sqm block and just a couple of minutes walk to the Butler Lakes and the local cafes, restaurants, supermarket and medical centre. The train station and freeway are a 5 minute drive away as is the stunning Indian Ocean. The big back garden boasts a large sparkling below ground salt water pool, liquid limestone, large paving, artificial grass, garden beds and a tropical alfresco cabana. They all combine to create a relaxing holiday vibe that maximises the enjoyment of Perth's Mediterranean climate. Your friends and family will never want to leave!. The home has recently been updated with hybrid flooring, quality carpets, skirting boards, internal painting, feature wood panelling, led downlights, ceiling fan/lights and ducted reverse cycle air conditioning. It also features 6kw of solar panels and reticulated gardens. It offers lot's of internal living space with a home theatre at the front of the home as well as an open plan kitchen, dining, living area which steps down to a lounge which flows out to the tropical inspired alfresco. There is plenty of space for a the family to relax in and enjoy this beautiful home. The chefs kitchen is perfectly designed for entertaining. It offers lot's of cupboard and bench space, 900mm oven, cooktop and rangehood, double sink with flickmixer tap, double fridge freezer recess, built in pantry and a stainless steel dishwasher. The superbly appointed master suite is at the front of the home. The ensuite features a shower, vanity and toilet. There is also a large walk in wardrobe. The other three bedrooms are all are a great size, two having double wardrobes and one having sliding door access to the outside. The luxurious family bathroom features a bath, shower and vanity. Adjacent is the laundry and also a separate toilet. At the front of the home you have a double garage with roller door access to the side of the property and a big driveway offering lot's of off street parking. The property has a large front lawned garden so the opportunity is there to enclose this space to add to the outdoor living area. There are 3 sheds on the property, a large shed behind the garage and 2 smaller sheds on the other side of the house. If you are looking for the perfect family home where you will be on holiday all the time, then look no further, you have found it!. This property will be in demand, so do not hesitate, give Steve Kelly a call now on 0426 047 394 for further information. Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.