

**41 Barmouth Loop, Butler, WA 6036**



**Sold House**

Monday, 18 March 2024

41 Barmouth Loop, Butler, WA 6036

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 480 m2**

**Type: House**



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## Contact agent

This fabulous home will be open Wednesday 20th March, 2024, 5-5.30pm and Saturday March 23rd 2024, 10.30-11am. Located close to shops, schools, restaurants, cafes, parkland and public transport, this spacious 4 bedroom (plus study) 2 bathroom home will be sure to impress with its size, solar power, easy care maintenance, reverse cycle airconditioning, large well equipped kitchen, ample storage room and alfresco entertaining. Includes the following: \* Entry with double doors (includes security screen doors) \* Main bedroom (large) - walk-in robe and roller shutters on windows\* Ensuite - Vanity, wall mirror, shower recess, heat lamps and separate toilet room\* Formal lounge/Theatre room\* Good size study\* Open plan family/dining and living areas - leads out to alfresco entertaining\* Beautiful big kitchen - ample cupboards (including overhead cupboards), plenty of bench space (including breakfast bar), utility area with tiled splash back, fridge recess, built in pantry, five gas burner plates with tiled splash back, electric wall oven, microwave recess, dual dishwasher and double sink \* 2nd bedroom - built-in robe\* 3rd and 4th bedroom (double size) - both built in robes with double sliding mirror doors\* 2nd bathroom - vanity, wall mirror, bath, shower and towel rail\* Powder room - 2nd toilet with vanity, wall mirror and hand towel rail\* Laundry - good bench space with underneath cupboards, big laundry cupboard with double sliding doors\* Alfresco area is installed with outdoor blinds - beautifully paved, ceiling fan\* Storeroom just off the alfresco area\* Double garage with remote control door - access to kitchen\* Front lawn and garden area are reticulated\* Rear garden beds form a lovely border around back and side paving - low maintenance \* Fold away clothes line\* Solar Power\* Skirting boards throughout the living areas\* Ducted reverse cycle air conditioning\* Land size: 480sqm\* Year Build: 2006 For further information please call Maureen McMahon or Lisa McMahon on 0412 335 290