

41 Carmathen Avenue, Butler, WA 6036

House For Sale

Wednesday, 10 January 2024

41 Carmathen Avenue, Butler, WA 6036

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



Johanna Ellis
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Awaiting Price Guide

Welcome to 41 Carmathen Ave, Butler - Your Dream Home Awaits! Nestled in the heart of the vibrant coastal suburb of Butler, this impeccable family residence offers a perfect blend of comfort, style, and convenience. Boasting modern design elements, spacious open plan living areas, and a prime location, this property is a true gem. Here's what makes 41 Carmathen Ave a must-see:

Key Features:

- **Main Suite:** The spacious master bedroom offers a peaceful escape, complete with a large walk-in robe and a luxurious ensuite bathroom.
- **Open-Plan Living:** The heart of the home features an open-plan kitchen with recess for dishwasher, ample storage, and a seamless connection to the family, meals, and back garden areas. Perfect for entertaining or simply enjoying family time.
- **Comfort All Year Round:** Experience year-round comfort with reverse cycle air conditioning in the main living area, ensuring a pleasant atmosphere no matter the season.
- **Generous Bedrooms:** Bedrooms 2 and 3 are thoughtfully designed with good sizes and built-in robes, providing comfort and convenience for the whole family.
- **Modern Finishes:** Enjoy the contemporary feel of neutral color schemes, beautiful floorboards throughout the living areas and bedrooms, and tiles in the bathrooms, toilet, and laundry.
- **Outdoor Bliss:** The low-maintenance, secure paved rear yard offers a perfect retreat for outdoor activities or relaxation.
- **Convenient Parking:** A great-sized double carport with a remote garage door, accessed by a private laneway, ensures secure and convenient parking for your vehicles.

Location Information:

Local Schools: Butler P.S., East Butler P.S.

Nearby Schools: Brighton Catholic Primary School, Irene McCormack Catholic College, St Andrews Catholic Primary School (Clarkson)

Shops: Butler Central, Brighton (Butler/Jindalee)

Transportation: Butler train and bus station just 900m away

Don't Delay - Your New Home Awaits! This property is the perfect blend of comfort, convenience, and contemporary living. Don't miss the opportunity to make 41 Carmathen Ave your home. Contact Johanna Ellis on 0401681797 to enquire or email: johanna.ellis@northerncoast.com.au to arrange a viewing or to turn your dream lifestyle into a reality. Act fast - this home won't last!