

44 Benenden Avenue, Butler, WA 6036

REDMOND
REALTY

House For Sale

Friday, 3 May 2024

44 Benenden Avenue, Butler, WA 6036

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 359 m2

Type: House



Gina Buckle
0434037922

UNDER CONTRACT

* UNDER CONTRACT - HOME OPEN CANCELLED *Prepare to be surprised by this deceptively spacious, well-presented and maintained delightful home! With its pretty street frontage and boasting three great sized bedrooms, two bathrooms plus a large separate lounge or media room... downsizers, busy professional couples, astute investors or families put this terrific home at the very top of your list and be the lucky ones. Be quick to view this 'perfect package' in Butler, you won't be disappointed!// THE HOME- Attractive double aspect front façade with shady full-width verandah- Double door front entry- Secure gated frontage with feature garden railing- Easy-care, low maintenance gardens with mature trees & shrubbery- Well-designed floorplan to suit a variety of lifestyles and ages- Large front lounge or media room with high recessed ceiling- At the 'hub of the home' is the fabulous, refurbished kitchen featuring a freestanding 90cm cooker (five gas burners), dishwasher, extractor hood, overhead cupboards, stylish glossy black 'subway' tiled splashback, solid timber benchtops (Butcher block), fridge recess, microwave recess, built-in pantry, handy breakfast bar for those casual and relaxed mealtimes- Sunny & bright open-plan family and meals areas with high ceilings, direct sliding door access to the secluded Alfresco & courtyard entertaining area with tranquil water feature- Large Master bedroom with 'His n Hers' robes, spacious ensuite featuring large corner bathtub, shower cubicle, vanity, separate WC- Both minor bedrooms are Queen size with built-in wardrobes, bedroom two has direct bathroom access- Neat & spacious family bathroom with shower, vanity & bathtub- Great size, well-equipped laundry, overhead storage cupboards, separate WC- Large double remote garage at the rear with high ceiling and Shoppers' entry- Ducted evaporative cooling- Three reverse cycle split system units- NEW gas storage hot water unit- NEW 6kw Solar panels, 5kw Inverter- High ceilings throughout the home- Feature pendant lighting- Quality floor tiles- NEW tapware to both bathrooms- Neutral & contemporary colour palette- Auto reticulation to the front- Two garden sheds- Roof insulation - 359sqm block (approx.)- Built in 2004 - Currently owner/occupied by the same owner since 2011// THE LIFESTYLENear leafy Benenden Park, close to excellent local shopping facilities, highly regarded schools, local eateries and restaurants, Butler Central Lakes, and within easy access to major road networks and Butler Train Station for a stress-free commute. A short drive takes you to magical Mindarie Marina, the pristine white sands & surf at stunning Quinns Rocks beach or take a leisurely amble to the beach at Jindalee! This sought after pocket of Butler offers the perfect blend of modern suburban living whilst still retaining plenty of character & charm! Contact Gina for further information on this great opportunity, or for an honest and accurate appraisal on your own home ~ 0434 037 922The Seller reserves the right to accept an offer prior to Monday 13th May 2024, without notice.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. If you are considering this property, you must make all enquiries necessary to satisfy yourself that all information is accurate prior to making an offer on this property. Buyers should conduct their own due diligence in terms of actual sizes of the home and land and any potential for subdivision and not rely solely on the information provided herein by the selling agent.