

**69 Carmathen Avenue, Butler, WA 6036**



**House For Sale**

Thursday, 9 May 2024

69 Carmathen Avenue, Butler, WA 6036

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 302 m2**

**Type: House**



Dave Martin  
0413325585

**From \$565,000**

WITH THREE BEDROOMS + TWO BATHROOMS + TOP OF THE RANGE REVERSE CYCLE DUCTED AND ZONED A/C + SOLAR POWER PANELS + A MODERN AND IMMACULATE FINISH + A LARGE ALFRESCO FOR ENTERTAINING THAT OVERLOOKS THE EASY-CARE BACKYARD + A EXTRA SIZED DOUBLE GARAGE + LEAVE THE CAR AT HOME AS THE TRAIN STATION AND SHOPS ARE A SHORT WALK JUST DOWN THE STREET - IT'S ALL HERE AND IS SIMPLY PERFECT...!!!This ultra-modern home is absolutely immaculate and oozes style and tranquillity. Set on a corner block means extra room so you can entertain the friends in style while not having the neighbours right at your fence line... all it needs is a new owner...why compromise?? THIS IS GOING TO FLY OUT THE DOOR...!!!TThis is seriously one of the BEST finished homes and as it is set in the thriving Northern Brighton corridor where you will be surrounded with upmarket modern homes. Butler Central with Woolworths, Aldi, Dan Murphys and the train station is just a SHORT WALK AWAY - everything is on offer and just a stone's throw away...!!!The features are simply first class and they include:- - A spacious master bedroom that has a walk in robe and boasts a luxurious feel. The private ensuite comes with stylish fixtures & fittings and glass screens.- The kids' bedrooms are perfect, have built in robes and the family bathroom is perfect again with glass shower screens.- From the grand entry is a second living area or home Theatre.- You will love your new kitchen which comes complete with top of the line oven, 900mm stove and rangehood, larger pantry, fridge recess, soft closing draws, plenty of storage and beautiful benchtops...!!! Slide open the doors from the family living and step out to the large alfresco entertaining area. Let the kids and pets run free, design your dream gardens, there is nothing else like it on the market...!!!Extras include:- Reverse cycle ducted air-conditioning- Solar power Instant hot water- Security screens to the front and rear doors- Quality window treatments- Ample storage with double door linen cupboard- The front elevation is the best and completed with a modern rendered façade- Larger double garage to the side of the propertyTHE BEST LOCATION with only a short walk to schools, train station, parks and Butler Central...!!!Disclaimer: The above information has been provided by sources we deem to be reliable. We do not accept any responsibility to any person for its accuracy. All interested parties should rely upon their own enquiries in order to determine the accuracy of this information.