

**7 Benenden Avenue, Butler, WA 6036**



**Sold House**

Saturday, 16 September 2023

7 Benenden Avenue, Butler, WA 6036

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 221 m2**

**Type: House**

**\$375,000**

Butler is an enchanting blend of urban vitality and coastal tranquillity. This thriving suburb, known for its beautifully designed properties, offers residents an idyllic retreat without sacrificing modern conveniences. Home to lush parks, beach fronts, walking and cycling trails, schools, eateries, shopping centres, and a dedicated train station, Butler provides a harmonious balance between city life and coastal relaxation. Designed with a modern lifestyle in mind, this property delivers an exquisite blend of functionality and convenience. Whether you're a first-time homebuyer stepping onto the property ladder or an astute investor seeking a solid addition to your portfolio, this splendid 2-bedroom, 1-bathroom property with a double garage offers considerable value. Upon entering, you'll be greeted by two spacious bedrooms, each promising peace, privacy and abundant built-in storage. The corridor ushers you into a welcoming open-concept space encompassing the living room, dining area, and kitchen, a perfect space for cozy living and laid-back entertainment. The effortless flow into an outdoor alfresco area offers a charming extension for easy-going social events or peaceful instances of solitude. A remote-controlled double garage completes the property, serving as a highly appreciated feature.

**Key Property Features:**

- Two sizeable bedrooms with generous built-in storage, complemented by a well-appointed bathroom
- An inviting open-plan living, dining, and kitchen area
- An outdoor alfresco space perfect for entertaining or unwinding
- Secure double lock-up garage providing ample parking and storage
- Low-maintenance exterior ensuring hassle-free living
- Prime location within a lively and amenity-rich community
- Constructed in 2011, the property sits on a spacious 221m<sup>2</sup> block

This captivating property, filled with potential, will be a hot ticket item in Butler's bustling real estate market. As a home that promises both comfort and a strong investment, it's unlikely to linger on the listings for long. If you've been picturing yourself in this radiant community or been contemplating a solid investment, don't hesitate! Opportunities like this don't wait around - reach out to us today. After all, your dream home or next brilliant investment is just a call away, but it won't stay that way for long!