

**72 Carmathen Avenue, Butler, WA 6036**

**CENTURY 21**

**House For Sale**

Friday, 19 January 2024

72 Carmathen Avenue, Butler, WA 6036

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 214 m2**

**Type: House**



Justin O'Connell  
0894077211

## Offers from \$429,000

This immaculate 3 bedroom, 2 bathroom property is the investment you have been searching for! Situated on 214 sqm block in perfectly positioned, quiet location in sought after Butler Central. Its features 3 double size bedrooms, functional and well-designed layout, modern and good size kitchen with all stainless steel and updated appliances, and an easy care outdoor entertaining area. Situated walking distance to parks, schools, 2.2km to the beach and also the very popular Beach House Restaurant, not to mention also only a 1.1km walk to both Butler Train Station and Butler Central. This will not last long, so what are you waiting for? Call and secure this property today before it's too late! \* Currently tenanted until 13/04/23 with a perfect and highly recommended tenant at \$430 p/w\* Tiled entry \* Activity/games area\* Double size master bedroom inc large walk-in robe and ensuite shower, porcelain sink and toilet\* Open plan living, dining and kitchen\* Kitchen inc breakfast bar, s/s canopy style rangehood, s/s dishwasher, s/s 4x gas cooktop, s/s electric oven, s/s double bowl sink, tile splashback, large built-in pantry, double fridge recess, overhead cupboards and reverse split system air conditioner\* Double size 2nd bedroom inc built-in robe\* 2nd bathroom inc shower, porcelain sink and separate bath\* WC\* Double size 3rd bedroom inc built-in robe\* Laundry inc s/s tub and linen cupboard\* Paved outdoor alfresco entertaining area\* Double lock-up garage with electric door\* Continuous flow HWS\* Block 214 sqm\* Built in 2014