

# 76 Billericay Circuit, Butler, WA 6036



## House For Sale

Friday, 2 February 2024

76 Billericay Circuit, Butler, WA 6036

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 369 m2

Type: House



Dannie Brogan  
0435370540

## **\$599,000 PLUS**

Introducing an exceptional investment opportunity in the heart of a vibrant community! This feature-packed family home transcends the ordinary, offering a superior living experience that appeals directly to savvy investors seeking both quality and value. Boasting an intelligently designed layout and minimal upkeep requirements, this 4-bedroom, 2-bathroom residence stands out as a prime investment choice. Strategically positioned on a 369m<sup>2</sup> elevated corner block, convenience is key with easy access to public transport, schools, shops, and essential amenities. Ideal for young families, retirees, or astute investors, this property promises a lifestyle of comfort and convenience.

**Key Features:-**Four large bedrooms, each equipped with spacious robes for ample storage.-Two tastefully finished bathrooms, ensuring both functionality and style. Dual Shower-head in Master Ensuite-A fully enclosed front theatre room, perfect for entertainment and relaxation.-A separate study, offering a dedicated space for work or personal projects.-A large open-plan family/dining room, fostering a sense of spaciousness and connectivity.-A stunning kitchen featuring stone benchtops, 900mm appliances, undermounted sink, generous cupboard space, breakfast bar, and captivating feature lighting.-A laundry area with linen storage and shoppers entry to garage-Porcelain tiles throughout the living areas, enhancing durability and elegance.-A generously sized alfresco area with extensive liquid limestone surrounds, ideal for outdoor gatherings and leisure.-An outdoor grassed area, perfect for children or pets to play and unwind.-A double lock-up garage, providing secure parking and additional storage space.-Twenty solar panels with a 5kW inverter, offering energy efficiency and potential cost savings.-Fiber optic internet connectivity, ensuring high-speed and reliable internet access.-Ducted evaporative air-conditioning, providing year-round comfort.-Instant hot water system and hot water control system, maximizing convenience and efficiency.

With an impressive array of features and offered at an attractive price point, this property presents a unique investment opportunity that is unmatched in the market. Don't miss out on the chance to secure a property that combines superior quality, convenience, and value - Call Dannie Brogan from Perth Lifestyle Residential today to register your interest - - 0435 370 540 -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.