

8 Polo Way, Butler, WA 6036



House For Sale

Sunday, 12 November 2023

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Bedrooms: 4

Bathrooms: 2

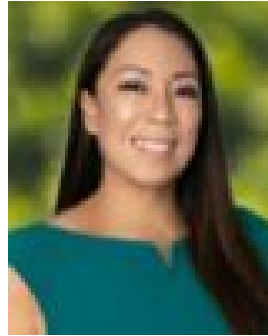
Parkings: 2

Area: 576 m2

Type: House



Karl Wright



Mary Wright
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VIP PREVIEW

Entertainer's Haven 4 x 2 with a Pool! Spacious, inviting open plan living with panoramic views to your entertaining, garden and pool! Built in 2007 on a 576m² block with 207m² of internal living, this 4-bedroom, 2-bathroom home is impressive! Built to a very clever design, the large main bedroom sits to the rear, opening out to your decked alfresco area. The modern kitchen integrates with the open plan dining, meals and family, conducive for great family living and entertaining. A separate theatre provides a second living area for family separation and a great place to relax and unwind with your favourite movie. Outdoors, you will be impressed with your own oasis, an entertainer's delight. Sit within your alfresco with panoramic views to your meticulously kept gardens and pool. Located just minutes from the local Kahana and Beachwood parks, schools, shops, and transport amenities and only 7 minutes to the coast! Please contact Wright Realty on 0428 232 656 or email hello@wrightrealty.com.au to register your interest. 4 Bedrooms | 2 Bathrooms | Dining | Family | Meals | Kitchen | Theatre | Laundry | Alfresco | Pool | Double Garage with Shopper's Entry - Attractive frontage with landscaped gardens and lush green lawn. A porch provides sheltered access to the home in addition to the shopper's entrance via the garage. - Built to a fantastic open floorplan with an additional living area. Great lighting, a mix of timber flooring, tiles and carpets with a neutral colour palette throughout, the feel is spacious and bright. - Through the hall from the entry is an open plan dining, family, meals and kitchen which opens out to the alfresco area. Fantastic for entertaining. - The modern kitchen has plenty of cabinetry and bench space including an island bench and in-built wine storage. Featuring Westinghouse 4-burner gas cooktop, electric oven and dishwasher and plenty of space for your double door fridge. - To the right of the entry you will find double French doors which opens to your theatre. Enjoy those movie nights in. For those that prefer, make it a front lounge, reading room or potentially a large office for those working from home. - The main bedroom is privately positioned to the left rear of the home. Featuring a walk-in wardrobe, ceiling fan, ensuite bathroom and sliding door which opens out your backyard. - Bedrooms 2, 3 and 4 are positioned along the front and left of the home with all three bedrooms genuine doubles and each featuring a built-in wardrobe and ceiling fan. - The family bathroom located between bedroom 3 and 4 is modern and features a vanity and separate shower and bath to relax and unwind. The WC is standalone across from the bathroom. - The laundry adjacent to bedroom 4 is well proportioned and features a built-in cabinet, walk-in storage area and access outdoors. - Outside, your entertaining haven awaits, with a decked alfresco area and shade sail for year-round entertainment surrounded by majestic gardens with lush green grass and an attractive fibreglass, solar heated saltwater pool. Live your best life in the comfort of your home. - Side access to the rear. - Double garage with shopper's entrance. Additional features: LED downlights; New carpets, Glass pool fence; Zoned ducted reverse cycle a/c; Reticulation; Batts insulation; Gas Bayonet; Gas storage hot water system; 5.5KW Electric Solar System. 2007 built on approx. 576m² block with approx. 207m² of living. Nearby Amenities: 160m to Kahana Park 180m to Beachwood Park 1.0km to Butler College 1.0km to IGA Butler Food Market 1.5km to Butler Primary School 2.1km to Brighton Village (including Coles) 2.2km to Butler Lake Lookout 2.6km to Butler Station 3.2km to Jindalee Beach Shack

Disclaimer: In preparing this information, Wright Realty and its members has relied in good faith upon information provided by others and has made all reasonable efforts to ensure that the information is correct. The accuracy of the information provided to you (whether written or verbal) cannot be guaranteed. If you are considering this property, you must make all enquiries necessary to satisfy yourself that all information is accurate.