

**88 Benenden Avenue, Butler, WA 6036**

**House For Sale**

Saturday, 27 April 2024

88 Benenden Avenue, Butler, WA 6036

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 594 m2**

**Type: House**



Aimee Shields  
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**From \$685,000**

ALL OFFERS TO BE SUBMITTED BY 3PM TUESDAY THE 30TH APRIL!! CLOSING DAY. With the demand for a high-quality family home in the Butler area, this exceptional property won't stay on the market for long! Nestled in a magnificent location, it offers everything you could possibly need for comfortable and convenient family living. Don't miss out on the opportunity to secure this beautiful home in a great neighbourhood! Land size: 594m<sup>2</sup> Year Built: 2004 (Brick & Iron) Zoning: Residential Price Guide: Offers from \$685,000 Property Features:- 4 bedrooms & 2 bathrooms- Spacious open plan kitchen and dining area- Separate living room or versatile office space - Theatre room for entertainment- Master bedroom with ensuite and walk-in robe- Three additional bedrooms with built-in robes- Split system reverse cycle air conditioning in master bedroom, two additional bedrooms and main living area- Roller shutters on front windows for enhanced security- Fresh paint throughout, giving a modern and refreshed look- Side and rear veranda, perfect for outdoor relaxation- Built in outdoor BBQ for alfresco dining - Garden shed for additional storage space- Reticulation system to maintain the garden at the front and lawn at the back- Double garage Location Highlights:- Only 4 minutes to Butler Train Station- Just 2 minutes to Butler Primary School- A quick 3 minute drive to the popular Dome Cafe- Conveniently close to Irene McCormack Catholic College, just 4 minutes away- Shopping facilities in Butler are easily accessible within 3 minutes- Enjoy the pristine shores of Jindalee Beach, less than 8 minutes away- Reach Joondalup in just 15 minutes- For travellers, Perth Airport is only a 40-minute drive away Butler stands out as one of the most sought-after areas for homebuyers, boasting quality residences within a vibrant community. With excellent local schools, convenient shopping, easy transportation options, and beautiful beaches, Butler offers a lifestyle that truly has it all. To book an inspection please contact your Country to Coast Sales Rep: Aimee Shields M: 0436 300 466E: [aimee@asr.team](mailto:aimee@asr.team) This information has been prepared to assist in the marketing of this property. While all care has been taken to ensure the information provided herein is correct. Adam Shields Realty/ Nutrien Harcourts do not warrant or guarantee the accuracy of the information, or take responsibility for any inaccuracies. Accordingly, all interested parties should make their own enquiries to verify the information.