

**9 Alston Way, Butler, WA 6036**

**CENTURY 21**

**Sold House**

Friday, 15 September 2023

9 Alston Way, Butler, WA 6036

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 453 m2**

**Type: House**

**\$550,000**

You will fall in love with this property the minute you walk inside with its charm and style on offer. This immaculately presented 3-bedroom corner block home with beautiful Alston Park views has so much to offer and features multiple living areas, quality flooring throughout, two contemporary bathrooms and an abundance of natural light. Adjoining the main living area, the sliding doors lead out to your own private entertaining area overlooking the easy-care gardens, offering the perfect place to relax and entertain in comfort and style all year round. The flexible floor plan will appeal to couples, young families or empty nesters looking for a delightful, comfortable, low-maintenance home. Situated in a superb location opposite the park and just a short distance from Kingsbridge Park, Butler Primary School, Butler College, Irene McCormack Catholic College and just a few minutes to Brighton Village Shopping Centre, Butler Train Station and Butler Central, here is the perfect opportunity for those looking for nothing to do but move in. Don't settle for anything less CALL NOW to book in your viewing!

Key features include:

- \* Enclosed, easy care front yard overlooking beautiful parklands
- \* Verandah to tiled entry hall inc security screen door
- \* Formal lounge inc gas point and reverse cycle air-conditioning unit
- \* Spacious main bedroom inc 4x sliding door built-in robe, ceiling fan, bay seat window, reverse cycle air-conditioning unit and well-appointed ensuite bathroom with vanity/sink, shower and separate toilet
- \* Open plan kitchen, living and meals with inc ceiling fan, reverse cycle air-conditioning unit and gas point
- \* Spacious kitchen overlooking the main living and alfresco area inc double door built-in pantry cupboard, fridge recess, s/s rangehood over 5x burner gas cooktop, built-in oven, overhead cupboards and island bench with double s/s sink, breakfast bar, as well as plenty of cupboard storage and bench space
- \* Bedroom 2 inc ceiling fan and built-in robe
- \* Bedroom 3 inc ceiling fan, built-in robe and reverse cycle air-conditioning unit
- \* Immaculate 2nd bathroom inc shower, vanity/sink and bath
- \* Separate 2nd toilet
- \* Large laundry inc triple sliding door linen cupboard, s/s trough sink and small bench space
- \* Double garage inc remote door, shoppers' entry to home and additional side storage space
- \* Completely private backyard inc alfresco and side patio over paved outdoor entertaining area with café style blinds for all year round entertaining
- \* Landscaped, paved, and easy-care, well-established gardens and yards
- \* Rear access to paved and secure gated parking space, ideal for additional vehicles, caravans, trailers, boats etc
- \* Security alarm system, garden shed and hot water system
- \* Built in 2003 on approximately 453 sqm corner block