

# 11 Buttercup Road, Parkerville, WA, 6081

## House For Sale

Wednesday, 25 September 2024

**Professionals**

11 Buttercup Road, Parkerville, WA, 6081

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



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## HARMONY ESTATE - 2021 BUILT MODERN FAMILY HOME!

Whenever a home comes up in our beautiful Harmony Estate, it draws a crowd. This is the most popular half acre estate in the area for good reason. Why? The houses are all new and beautifully maintained, there is a reduced BAL rating on this land and the community here is absolutely amazing. There are so many trees to look at but not so many to maintain. As a result, this is a wonderful place to raise your family and to enjoy the hills lifestyle without the high maintenance and aging infrastructure of the older properties. You are also so close to the very best schools, transport and shops here.

And then to this particular home. This is a hills special - a wide, welcoming hills friendly design with verandas across the front that is superbly styled, modern and elegant, open plan and functional and has some spectacular views as well. Looking out to the South, you can view all of Parkerville from here and the amazing brand new eco deck takes in every ounce of it.

On approx. 2055sqm, just over half acre, this block was a straight slope down to the back - if you want views they tend to slope - but this has been tiered and rock pitched so that there is flat level space for the largest of workshops with proper side access, a swimming pool area and entertaining area that has had all the services run down to it, to make it super easy to install.

Inside, you will find so much space in a 4-bedroom, 2-bathroom, theatre and study layout. The finishing features are superb with engineered timber flooring and plantation shutters featuring extensively. The rooms are all very large, from the impressive master suite all the way to the home theatre which was cleverly relocated away from the main living areas. Every member of the family will have plenty of room AND plenty of storage here.

The deck was only recently finished and provides an outstanding place to entertain and BBQ.

While finished to a superb standard, there are still some things you can put your own stamp on - landscaping, workshop, pool and air conditioning are all improvements you can choose and add yourself later - so you are not paying stamp duty on them when you buy it!

Other features of note:

- Double Lockup Garage
- Shoppers Entry Door
- Feature Double Door Entry
- Feature LED Downlighting
- Mirror Robes
- Stone Benchtops
- 900mm Oven
- Dishwasher Recess
- Plantations Shutters
- Custom Blinds
- Plush Carpets in Bedrooms
- BYO Bath and Aircon!

NO need to wait till you see a Home Open as we are showing this home NOW. So please call or enquire to book your appointment today!

If you wish to submit an Instant Offer on this property, you can do so here:

<https://airtable.com/appKW0fgGFiHROQi5/shrrh6POK81r76j5H>

We recommend viewing the property prior to submitting your Instant Offer request.

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