

**133B BENENDEN AVE, Butler, WA 6036**



**House For Sale**

Tuesday, 25 June 2024

133B BENENDEN AVE, Butler, WA 6036

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 195 m2**

**Type: House**



Dave Martin  
0413325585

**From \$475,000**

**\*\* BUYERS COME DIRECT TO THE FIRST HOME OPEN THIS SUNDAY @ 10-10:30am - NO PRIOR VIEWINGS AVAILABLE - ALL OFFERS PRESENTED TO THE OWNER AFTER THE HOME OPEN \*\***Situated in an outstanding location just moments from the Butler Train Station, Restaurants with all the shops and freeway entrance - this home is perfectly located for people looking to enjoy the convenience of "living local". If you are looking for the perfect first home, investment or want to downsize, this one ticks all the boxes! A much loved property that has been designed and styled for easy living, the home represents excellent value and affordability for those wishing to enter the property market with certainty. This home has an open plan family, dining and kitchen area with reverse cycle air conditioning, beautiful flooring and higher ceilings with modern downlights. Subtly coloured, modern tones and rich textures are offered and complete the home to modern standards. The kitchen has the best in stainless steel appliances that make cooking a delight, soft closing draw storage and the dishwasher makes cleaning effortless. The master bedroom is a great size has a three sliding door built in robe plus bedroom two is again a great size and has a double sliding door built in robe. The beautiful family bathroom is finished with quality shower screens, heat lamps and the best in tapwear and tiling. The laundry is perfect and comes with a huge three sliding door linen cupboard!!! Completed with all the extras and they include Reverse cycle air conditioning plus ceiling fans, gas point, alarm, high ceilings with modern downlights and mesh security screen to the front door to allow the sea breeze. The entertaining area is perfect with the beautiful easy-care manicured gardens and extended patio, this is the BEST.... further back leads to the remote controlled double car garage which has extra length and height...!!! WE ARE LOOKING AT OFFERS FROM \$475,000 SO IT'S PRICED TO SELL...SEE YOU AT THE FIRST HOME OPEN...!!! Call Dave Martin from Ray White Northern Coast on 0413 325 585 today. 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.