

**15 Brasted Way, Butler, WA 6036**

**House For Sale**

Wednesday, 10 July 2024

15 Brasted Way, Butler, WA 6036

**Bedrooms: 3**

**Bathrooms: 2**

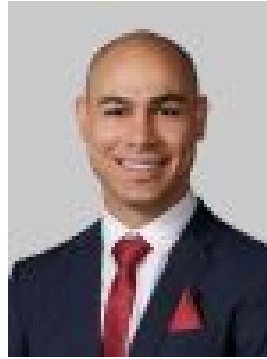
**Parkings: 4**

**Area: 544 m2**

**Type: House**



Rash Dhanjal  
0410564761



Zed Ahmadi  
0421245274

## FIXED DATE SALE

Zed Ahmadi of TeamRash at The Agency is pleased to present this exquisite home, ideally located near all essential amenities. Situated in the highly sought-after suburb of Butler, this elegant family residence exudes sophistication and charm. Whether you are an astute investor or a first-time homebuyer entering the dynamic property market, this exceptional home exemplifies contemporary living at its finest. This impressive property offers three bedrooms and two sleek bathrooms, plus a fantastic theatre room, all kept perfectly comfy with ducted air conditioning. With multiple living spaces and a brilliantly designed kitchen featuring plenty of cupboards, a dishwasher, and 900mm appliances, you'll have everything you need. The double garage is just the cherry on top. Step outside and you'll find a picturesque backyard garden and a charming patio area, perfect for outdoor relaxation and entertaining—ideal for those who like to kick back with a barbecue or two! Located near essential amenities like parks, shops, and schools, this property makes it a breeze to access everything you need for everyday living. It's so convenient, you'll wonder how you ever lived without it!

**STUNNING PROPERTY FEATURES:**

- King-sized Master-Bed, ducted air conditioner, walk-in robe, exquisite ensuite,
- 3 Bedrooms, 2 Bathrooms, with Double Garage,
- Large open plan living area with, ducted air conditioner
- Open plan kitchen with 900mm appliances, dishwasher and plenty of bench top with break fast bar & Well-crafted splashback.
- Two well-sized secondary bedrooms all with built in robes,
- Ducted air conditioner,
- Solar Panels with 20x – app 5kw
- Secondary bathroom with shower, built in bath and vanity
- Alfresco to enjoy a nice day drink with friends and family
- Tranquil street – walking distance to schools and parks

**RATES -**

- Council Rate approx \$ 2000 pa
- Water Rate approx \$ 1200 pa
- Rental potential \$ 700 pw
- Block Size: 544 sqm
- Built Year: 2003

**LOCATION FEATURES:**

- Close to great schools
- Close to public transport – Butler Train station

Expressions of Interest Close 23rd of July 2024 at 3pm (unless sold prior). With everything you could possibly want under one roof and close to the wide array of amenities the community of Butler has to offer, this is a rare opportunity to secure the perfect home, you can share with family and friends. Call Zed from Team Rash to register your details for all our upcoming new listings and we will do our best to help you find the perfect house in the area! Zed on 0421 245 274 - zeda@theagency.com.au Rash on 0410 564 761 - rashd@theagency.com.au

Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.