

16 Butson Street, Hilton, WA 6163



House For Sale

Saturday, 29 June 2024

16 Butson Street, Hilton, WA 6163

Bedrooms: 4

Bathrooms: 1

Parkings: 4

Area: 437 m2

Type: House



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FROM \$715,000

FIRST HOME OPEN SATURDAY 29TH JUNE 11:00 -11:30 am. Located in one of our favourite Hilton Streets, 16 Butson has all the features of everything we love about houses in this suburb. Gorgeous 4-bedroom cottage, commanding an elevated position, with lovely wide jarrah boards, open plan kitchen-living and huge front covered deck, situated on a leafy block and surrounded by beautiful tree canopies. Stepping inside you feel instantly at home. The beautiful jarrah boards coupled with the crisp white walls create a lovely warm, fresh vibe, with the big windows bringing in lush green views and lots of light. The main bedrooms are nicely separated from the living area in the bedroom wing, with the master being a great size and featuring built-in robes and big views. Beds two and three are both light-filled and have lovely outlooks onto the north-facing garden beyond. If not needed, bedroom 4 is perfectly positioned to be used as a second lounge, playroom or study, or allows opening up the main living area to create an even bigger open-plan experience. The kitchen is nicely appointed with good storage and offers treetop views as you're creating those culinary delights. The bathroom is fresh, and the separate toilet is a nice touch. The laundry area is spacious and gives lots of opportunities to create additional storage. The outdoor features and opportunities of this gorgeous home are standout. The front covered deck is really an extension of the living space and would be used daily. Its elevated position gives beautiful views out over the suburb and offers an interaction point with the community-minded street whilst the established gardens provide just enough privacy. The space is large and perfect for long lunches with friends, curling up with a good book or just relaxing and watching the kids play in the garden. The rear of the home also has a covered outdoor living area, and its orientation ensures it gets lots of light whilst being protected from those south-westerly winds. On the northern side of the home is a private sanctuary, a delightful, light-filled area offering the perfect place to play or set up a blanket for the day and soak up the sun. The location of the home is ideal with a multi-purpose park at the end of the street and an easy stroll to several great schools and cafes and with gourmet shopping and transport within easy reach. The stunning beaches of South Beach and the vibrant South Fremantle café strip are 5 minutes away by car. With its excellent location, charming street presence, large established gardens, fresh warm interior, open plan living, choice of indoor/outdoor living areas, and all the off-street parking you could need, 16 Butson is a Hilton Home that ticks all the boxes. You'll need to be quick to inspect, it definitely won't last long. FEATURES Excellent location in sought after, community-minded Hilton close to all amenities. Sunlit, 437m² block. Lovely warm fresh interior featuring wide jarrah boards. 4 bedrooms. Elevated position with appealing tree canopy outlook. Covered outdoor living areas. Established gardens. Off-street parking for 3 cars and a boat.