

16 Melvich Green, Butler, WA 6036

House For Sale

Thursday, 4 July 2024

16 Melvich Green, Butler, WA 6036

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 475 m2

Type: House



Eon Dyson

0432923820

ALL OFFERS PRESENTED

Elevate your living experience with this modern and spacious three-bedroom, two-bathroom family home, perfectly positioned on a generous corner block in a quiet pocket of Butler. Built in 2009 and boasting approximately 132m² of internal living space, this beautifully maintained property offers the ideal blend of comfort and convenience, making it perfect for families, professionals, and investors alike. As you step through the doors, you'll be welcomed into a bright and airy formal lounge/theatre room, perfect for relaxing or entertaining guests. The great-sized master bedroom is a true retreat, complete with a walk-in robe and a well-appointed ensuite bathroom featuring a shower and a separate toilet. Two additional minor bedrooms are generously sized and come with built-in robes and ceiling fans for added comfort, while the adjoining laundry offers a linen cupboard and a separate toilet for added convenience. The heart of the home is the open-plan kitchen, living, and dining area, where you'll find a stylish and well-appointed kitchen with a convenient breakfast bar. The split system air conditioning ensures year-round comfort, overlooking the wonderfully inviting outdoor entertaining space. Additionally, the home features a professionally installed attic storage space, providing ample room for all your storage needs. Outside, the large paved and undercover alfresco area with outdoor blinds is perfect for hosting BBQs and enjoying outdoor dining, regardless of the weather. The low-maintenance rear gardens, featuring artificial lawn and a garden shed, ensure you have more time to relax and enjoy your surroundings. The double car garage provides secure parking for two vehicles, with direct internal access, completing this impressive package. Located just 800 metres from freeway access and 1 kilometre from Butler Train Station, commuting is a breeze. Enjoy the convenience of being close to Butler Central Shopping Centre (1.4 km) and the vibrant Alkimos Trinity Estate. Families will appreciate being within the catchment areas of Alkimos Primary School and Alkimos College, while nearby Eastwall Park offers a perfect spot for outdoor activities. Additionally, the upcoming \$65 million Alkimos Aquatic Recreation Centre, due for completion in September 2026, promises exciting future amenities. For beach lovers, the pristine and uncrowded Jindalee and Alkimos Beaches are just a short drive away. This wonderful home combines the best of modern living with a prime location, offering everything you could ever want or need!

Features Include:

- 3 Spacious Bedrooms
- 2 Modern Bathrooms
- Formal Lounge/Theatre Room
- Open-Plan Kitchen, Living, and Dining
- Split System Air Conditioning - Theatre & Open Area
- Large Entertaining Alfresco Area
- Low-Maintenance Gardens
- Double Lock-Up Car Garage
- Professionally Installed Attic Storage Space
- Built circa 2009
- Prime Location
- Close Proximity to many shopping options
- Preferred School Catchments - Alkimos Primary & Alkimos College
- Nearby Parks
- Great Future Amenities Upcoming
- Close to Uncrowded Pristine Beaches

Disclaimer - Whilst every care has been taken in the preparation of this advertisement and the approximate outgoings, all information supplied by the seller and the seller's agent is provided in good faith. Prospective purchasers are encouraged to make their own enquiries to satisfy themselves on all pertinent matters.