

**36 Billericay, Butler, WA 6036**

**House For Sale**

Wednesday, 3 July 2024



36 Billericay, Butler, WA 6036

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 300 m2

Type: House



Keith Howes  
0409103721

**From \$550,000**

PLEASE NOTE: This home is tenanted until 8th October 2024. Ideally situated in the sought after "Butler Centro Estate" only a short walk to the shopping complex and close to the train station is this conveniently located 3 bedroom 2 bathroom family home. This well presented home built in 2012 provides the following accommodation and is ideal for the first home buyer, investor or anyone simply wanting to downsize: Tiled entry Air Conditioned open plan living/dining areas opening onto a private Alfresco area Well equipped kitchen with a 5 burner gas hotplate, electric oven, rangehood, dishwasher, built-in pantry and stone bench tops Spacious main bedroom with walk-in robe Ensuite to main bedroom includes shower recess, vanity and second toilet Bedrooms 2 and 3 are double in size Bathroom includes bath, separate shower recess and vanity Laundry with linen storage and wash trough Separate 2nd toilet Covered brick paved Alfresco area ideal for entertaining Secure double carport with remote door with access via ROW at rear. OTHER FEATURES Alarm system Gas storage hot water system 300 square metre easy care green title block Reticulation Your inspection of this delightful home is highly recommended