

**4 Mansfield Avenue, Butler, WA 6036**

**House For Sale**

Wednesday, 3 July 2024

4 Mansfield Avenue, Butler, WA 6036

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Lee Parkinson  
0422233484

## FROM \$619,000

In this beautiful three-bedroom, two-bathroom home, that offers style, space, and so much more. Do yourself a favour and take a look through this well-located 2013 built home. Situated amongst quality homes and just a short distance to excellent schools, all this is just a stone's throw from the beach! Walk to the train, local shops, and parks.

**FEATURES**· Three generously sized bedrooms, all with built-in robes; master with dual walk-in robes· Two beautiful bathrooms· Premium kitchen with stone benchtops, 900mm oven, 900mm gas cooktop, and 900mm range hood· Large open plan living and dining area which flows out into the paved alfresco· Separate theatre room· Great sized yard, ideal for kids or pets· Double lock-up garage· Attractive modern street façade· 375m<sup>2</sup> of prime Butler land and a large 197m<sup>2</sup> house

**LOCATION**· Short walk to the new shopping precinct· Walk to Wilton Park· Approximately 800m to the new Butler train station· 1.5km to the crystal-clear waters of the Indian Ocean· Under 500m to John Butler Primary College and 1.5km to Butler Primary· Just over 2km to Butler College, Irene McCormack Catholic College, and 2km to St James Anglican School· 6km to the beautiful Mindarie Marina

**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.