

# 40 Costelloe Gardens, Butler, WA 6036



## House For Sale

Saturday, 29 June 2024

40 Costelloe Gardens, Butler, WA 6036

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 358 m2**

**Type: House**



Phil Wiltshire  
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**FROM \$599,000**

Whether you're a downsizer, first home buyer, or savvy investor; this 3x2x2 home is sure to draw your attention! Boasting a deceptively spacious interior with high ceilings, fresh paint, new carpets, new blinds, new landscaping, and new LED lighting– all the work is done so you can simply move in and enjoy! Located in Butler's 'The Green' estate, this superb home is perfectly positioned close to multiple family parks and is surrounded by a sea of trees thanks to local conservation parklands. The rear-access sunken double garage offers plenty of space for parking and the front gates give both a private feel and functional use of the front gardens so there is no wasted space! With easy access to the freeway, train station, and local shopping centre; everything you need is right at your fingertips! As soon as you step inside the entry hallway, your eyes are drawn to the freshly painted crisp and clean neutral colour palette. With brand-new carpets in the bedrooms and LED lighting overhead, what makes this fantastic home truly stand out from the crowd is the family friendly layout which must be seen to be fully appreciated. Nicely secluded at the front of the home and neutrally finished with vertical blinds; the master bedroom is warm and inviting and has an enclosed ensuite complete with modern fixtures and fittings, shower, and toilet. The two minor bedrooms are both doubles with mirrored sliding robes for storage. The cleverly designed island kitchen allows plenty of room for preparation or entertaining! Central to the home and features a combination of 600mm & 900mm stainless steel appliances, dishwasher recess, double fridge recess, breakfast bar, built-in pantry, and plenty of storage space. With numerous windows beaming in plenty of natural light, the open plan living & dining area provides a sense of space whilst the ambient lighting creates a warm & inviting vibe. With a separate enclosed theatre room giving your family some elbow room, there is no need to argue over the TV! Featuring double doors and plenty of space; this area could be utilised as a room for guests, formal sturdy, home gym, or 4th bedroom depending on your needs. If you're looking for a low maintenance garden retreat with space for kids and pets to play and roam free, then this is the home for you! At the rear of the property the undercover alfresco provides the perfect place for BBQ's whilst you decide whether to install grass, a veggie garden, or maybe even a pool! The gated side access makes garden maintenance a breeze and allows plenty of natural light into the home. EXTRAS INCLUDE: Split system air conditioning, FTTN internet, gas storage hot water, flyscreens throughout, laundry + linen, family bathroom with bath, shower, & separate toilet, all window treatments, all light fittings, all fixed floor coverings. 358sqm 'green titled' block (no strata), 148sqm internal living, 2009 built, expected rental yield: \$580 - \$600/week.