

# 57 Buttercup Crescent, High Wycombe, WA 6057



## House For Sale

Thursday, 4 April 2024

57 Buttercup Crescent, High Wycombe, WA 6057

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 628 m2**

**Type: House**



John Caputo  
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**From \$679,000**

Nestled between Hawkesvale Bushland and the Gladys Newton Nature Play Park, this four-bedroom, two-bathroom property is perfect as your next family home. From the moment you arrive, you'll be tempted by the decorative front windows and charming red brick and tile façade. This well-designed home includes two generous living spaces: a formal lounge and open-plan living and dining room with nib walls, which allow plenty of natural light while providing privacy and segregation. The flexible floor plan allows you to create your dream lifestyle using the space to live, play, and relax—the choice is yours. With the neutral décor and a modern kitchen and bathrooms, there's very little work required here. However, there is the opportunity to add value to the garden by adding a patio, workshop, shed or pool (subject to council approval) to this generous 628 sqm block with 193 sqm living space. This convenient location gives you easy access to arterial roads such as Great Eastern Highway and Roe Highway, plus the new High Wycombe Transit Train Station. You're also close to High Wycombe Primary School, Matthew Gibney Catholic Primary School, Boab Tavern, High Wycombe Tavern, High Wycombe Village Shopping Centre, The Village High Wycombe Shopping Centre, Hillview Public Golf Course, Midland and the Perth Airport. Sitting in the foothills, you also have many nearby attractions in the Perth Hills, including walking trails, national parks, the Zig Zag Scenic Drive and Gooseberry Hill Lookout. This beautifully presented home won't remain on the market for long. So don't hesitate to contact John Caputo on 0433 158 384 to arrange a viewing today.

**Property features:**

- Four bedrooms (with built-in robes), two bathrooms
- Freshly Painted
- Open plan living/dining with external access
- Modern kitchen with stainless steel appliances (gas cooktop, wall oven and dishwasher), dual sinks, separate pantry and loads of storage
- Spacious formal lounge
- Primary bedroom with two walk-in robes and an ensuite bathroom
- Main bathroom includes a bathtub and a separate toilet
- Separate laundry with storage and external access
- Neutral décor with timber flooring
- Ducted air-conditioning
- Large backyard with a paved section
- Double lock-up garage with additional parking
- 2005 brick and tile construction
- 628sqm block with Approx 193sqm living space

**Location highlights:**

- 1.5km to High Wycombe Tavern
- 1.6km to the High Wycombe Village Shopping Centre
- 2km to High Wycombe Primary School
- 2.7km to Matthew Gibney Catholic Primary School
- 2.7km to Hillview Public Golf Course
- 3.2km to The Village High Wycombe Shopping Centre & Boab Tavern
- 4.1km to the High Wycombe Transit Train Station
- 6.8km to the Perth Airport
- 6.9km to Midland