

9 Rogart Bend, Butler, WA, 6036



House For Sale

Friday, 16 August 2024

9 Rogart Bend, Butler, WA, 6036

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Type: House



Phil Wiltshire

0894006300

DID SOMEBODY SAY GRANNY FLAT?

Beat the STAMPEDE and be first in line to submit your offer as opportunities like this are like gold dust in this fast-moving market! Set back on a generous 614sqm block, this neat & tidy family home is perfect for those who love to entertain and live life to the full! With a tropical outdoor oasis in your own back yard and a separate one-bedroom GRANNY FLAT at your leisure, you have unlimited options available! For more details CALL NOW!

- Conveniently situated amongst quality homes & friendly neighbours in a quiet street in the ever popular 'Green' Estate, this one of a kind 5x3 family home is within walking distance to the beautiful Eastwall Park and only a short drive to John Butler Primary, Alkimos Primary School, High Schools, local shops and all the amenities. With the Butler train station only a stones' throw away and the Mitchell Freeway access point in close proximity, inner city commutes and night's out in the city will be a breeze from now on!

- Instantly appealing to the eye, the front elevation boasts a clean rendered finish and looks out to tall leafy trees in the distance. Boasting an impressive 19m frontage and a generous loop-around driveway, there is plenty of secure off-road parking available, which is ideal for boats, caravans and work trailers whilst allowing ample space for teenage kids to park their vehicles too! With pebbled surrounds, native plants and freshly mulched garden beds, the owners have created a typically rustic vibe that requires very little in terms of maintenance.

- Nicely secluded at the front of the property the spacious master bedroom includes quality carpets, walk in robe, roller blinds, sheers and a neat & tidy ensuite. The three minor bedrooms are all doubles and have been finished with vinyl plank flooring, robe recesses, internet points, neutral décor and bedrooms three & four boast stunning poolside views.

- Central to the home is the well-appointed kitchen which includes stainless steel appliances + rangehood, dishwasher, double fridge recess, built-in pantry, breakfast bar and shopper's entry for convenience. When it comes to quality family time and meals, the extensive open plan living & dining area is drenched in sunlight and finished with beautiful wood look flooring, skirting boards and a log fireplace ready to warm up the home on those chilly winter evenings. With a separate formal lounge at the front of the home, mum and dad have a quiet place to put their feet up and relax to their favourite shows at the end of a long working day!

- Imagine stepping into a tropical oasis where lush greenery surrounds a pristine pool that shimmers in the sunlight. The outdoor entertainment area has been designed for relaxation and fun giving you the perfect setting to make family memories on all those special occasions. Under the vaulted wrap-around patio, hidden away from the elements, you have a quiet place for BBQ's all year round making it the perfect spot to unwind and entertain guests. With synthetic lawns this 'resort style' outdoor paradise pretty much looks after itself, but with the choice of four garden sheds at your leisure you will always have a place to store garden tools & potter around till your hearts content!

- One of the true selling points to this amazing home has to be the self-contained Granny flat which is perfect for various living arrangements and is separate to the main dwelling. Light & bright features include: a large bedroom with a double robe recess leading through to a modern bathroom complete with shower, ice white floor to ceiling tiles, storage vanity, and toilet. Thanks to the lofty high ceilings, LED lighting and fresh neutral décor, the living & dining area offers the perfect blend of space and functionality. For meals and snacks the kitchen area has everything you need and includes stainless steel appliances + rangehood, undermounted sink, tiled splashback, fridge recess, overhead storage, and breakfast bar. With a private alfresco area and its own separate entrance, this Granny Flat will make an ideal retreat for teenagers, older relatives or could even be utilised as a home business, an Airbnb or rental property to generate extra income.

- Extras Include: Double remote garage with rear roller door access, loft storage, laundry + linen, ducted evaporative air-con, log fire, solar panels, additional internet + data points throughout, skirting boards, flyscreens, 4x garden sheds, and so much more!

Contact the Phil Wiltshire Team to submit your offer!