



27 Carmathen Ave, Butler



Live in or Invest

Don't miss out on this lovely low well maintained 4-bedroom 2-bedroom bathroom home situated on a 350 sq block. Set in the heart of the desirable coastal suburb of Butler. This beauty is just minutes' walk to Butler station, major shops and schools. If you love the sea, it's a few minutes' drive to pristine beaches'

You will have a modern gourmet kitchen which includes a Stainless-Steel Cooktop and Rangehood perfect for cooking for family and friends. The kitchen overlooks the family dining and leads out onto the covered alfresco area perfect for entertaining all year round. Reverse Cycle Split System Air Conditioning to the kitchen and dining area. You will also have the bonus of a home theatre room or a 5th bedroom.

The master bedroom has a private en-suite, minor bedrooms with robes separate main bathroom with its own bath and vanity. A separate laundry for added convenience.

Currently tenanted with long term tenants, would be an excellent property for the savvy investor.

Viewing by appointment.

FEATURES

- Master bedroom with walk in robe, ensuite
- Built in robes to minor bedrooms
- Open Plan Kitchen/Dining with down lights
- Main bathroom with separate bath/shower
- Stainless steel appliances to kitchen
- Home Théâtre/ 5th Bedroom
- Separate Laundry
- Double lock up garage
- Built in robes

 4  2  2  350 m2

Price	Low \$700,000
Property Type	Residential
Property ID	4528
Land Area	350 m2
Floor Area	154 m2

Agent Details

Tracey Clarke - 0406 671 720

Office Details

Wanneroo
945 Wanneroo Rd Wanneroo WA 6065
Australia
08 9206 1600



- · Split system air conditioner to lounge and master bedroom
- · Paved covered Alfresco for entertaining
- · Low maintenance property
- · 350sq Approx
- · Built 2013
-

Call or Email Tracey Clarke to view on 0406 671 720 or tracey@urbanwa.com.au

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.