

Sold



8 Shapwick App, Butler



## Entertain in Style this Summer!

Just one and a half kilometres from the beach, this contemporary four-bedroom, two-bathroom home ticks all the boxes for buyers seeking a family-friendly coastal lifestyle.

The modern render and zincalume elevation features a portico and double door entrance, easy-care gardens and a remote sectional garage - with rear access and additional hardstand for your caravan or runabout.

Inside, beautiful polished timber flooring flows from the entrance to the light-filled central living area, adding a lovely warmth to the home. Entertainers will be impressed with the spacious galley-style kitchen, complete with: stainless steel appliances, including dishwasher walk-in pantry & double fridge/freezer recess crisp white cabinets and benchtops bulkhead ceiling with stylish pendant lighting four-person breakfast bar

The bedrooms are carpeted, and the master suite includes a huge walk-in robe, modern ensuite and a split system air conditioner. The three minor bedrooms all have ceiling fans and built-in robes, bedroom 2 with a sizeable walk-in robe.

The neat, reticulated gardens almost look after themselves so that you can enjoy your new home or take the boat out for a spot of fishing.

This Summer will be all about enjoying your sensational new alfresco area - relax under the pergola while you watch the kids play Marco Polo in your

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<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	24708
<b>Land Area</b>	570 m2

### Agent Details

Adam Whitford - 0406 616 608

### Office Details

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heated, below-ground pool.

The kids will love being able to walk/ride to local schools, with Butler Primary School just 350m away and Butler College only 1.0km. Private schools also within proximity include Irene McCormack Catholic College (1.30km) and Alkimos Baptist College (2.0km). Several local parks are a stone's throw away, including popular Kingsbridge Skate Park.

Walk to the bus stop in minutes for your city commute, or Park'n'Ride at Butler Station only 1km away.

Features you'll love about this gorgeous family home include:

4 bedrooms, 2 bathrooms and 2 separate living areas (including theatre/games room)

polished jarrah floorboards

huge entertainer's kitchen

LED downlights throughout

low maintenance, reticulated gardens and tool shed

stunning alfresco area including heated saltwater pool

quality curtains and sunscreen roller blinds throughout

proximity to excellent local schools, parks and transport

First home buyers may be eligible for the generous \$10,000 government grant and stamp duty concessions - check the grants & subsidies website for further information.

The Open Negotiation is underway (online auction with flexible terms for qualified buyers) and the property can sell as early as tomorrow. Contact Adam immediately on 0406 616 608 to become qualified and avoid disappointment.

*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.*