

**12 Oare Ln, Butler, WA, 6036**



**House For Sale**

Monday, 28 October 2024

12 Oare Ln, Butler, WA, 6036

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Hakim Mousavi  
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## Hakim "Mr Property" Mousavi is proud to present 12 Oare Lane, Butler.

This home at 12 Oare Lane, Butler is a truly remarkable property that combines traditional charm with modern, low-maintenance living. Perfectly suited for a range of lifestyles, this three-bedroom plus study (that can be converted into a 4th bedroom) home provides an exceptional living experience in an ideal location just moments from local parks, shopping, dining, schools, and within 2km of beautiful beaches and coastal pathways.

The interior features multiple living zones, including a formal lounge at the front and a spacious open-plan living and dining area adjacent to the kitchen, making it perfect for both relaxed family living and entertaining guests. The master bedroom is a luxurious retreat with recessed ceilings, his-and-hers walk-in robes, a double-vanity ensuite, and a double shower. The ensuite also includes a private sauna for ultimate relaxation. The additional two bedrooms are generously sized, with built-in robes, and one enjoys the convenience of a semi-ensuite.

Outside, the large covered patio with café blinds and a built-in spa creates an ideal space for year-round entertaining and relaxation. The low-maintenance, north-facing front garden with artificial lawn is perfect for soaking up the winter sun. Additional standout features include 22 solar panels, high ceilings, floorboards, and monitored security, ensuring the home is both sustainable and secure.

### Key Features:

- Three bedrooms plus study: Spacious master with walk-in robes and ensuite featuring double vanities, double shower, and sauna
- Open-plan kitchen, living, and dining areas: Perfect for family gatherings and entertaining
- High ceilings and elegant recessed features throughout, enhancing the sense of space and light
- Two separate living zones: Formal lounge and open-plan family living
- Outdoor covered patio with café blinds and spa, ideal for year-round enjoyment
- Modern kitchen with gas cooktop, double sink, water filter, and double fridge recess
- Sustainable features: 22 solar panels, artificial lawn, and gas hot water system
- Comfort and convenience: Split system air-conditioning, security alarm, and gas bayonet heating
- Ample storage: Walk-in linen press, double garage with additional storage
- Land size: 462m<sup>2</sup> with a well-maintained, low-maintenance garden

## Local Amenities:

- Shopping and dining: Butler Central Shopping Centre within a short drive
- Schools: Close to Butler Primary School and Irene McCormack Catholic College
- Parks: Nearby Kingsbridge Park and other green spaces for outdoor activities
- Transport: Convenient access to Butler Train Station for easy city commutes
- Coastal living: Less than 2km to stunning beaches, offering coastal walkways and breathtaking sunsets

This home is perfect for those seeking a blend of comfort, style, and convenience, with all the amenities needed for modern living just a short distance away. Whether you're looking for a family home or a peaceful retreat, this property provides the ideal setting. Call Hakim today on 0408 891 091 to make this property your own!