

**14 Uppingham Way, Butler, WA, 6036**



**House For Sale**

Sunday, 3 November 2024

**14 Uppingham Way, Butler, WA, 6036**

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



**Phil Wiltshire**

0894006300

## NEST OR INVEST

This 3x2 is light and bright, and perfect for first home buyers, young professionals, savvy investors, or retirees alike! Whether you're entering the property market or seeking to expand your portfolio, this no fuss property offers a low maintenance "lock-up & leave" lifestyle! Conveniently positioned and close to Butler train station, local schools & Butler Central shopping precinct, this well presented home is ready to move into today. **CALL NOW** to submit your offer!

Neatly tucked away on a quiet street, the location of this property is all about convenience! With everything on your doorstep, you are only a stone's throw away from all the amenities such as the Butler Primary School, Brampton Lake, Brighton café strip, local shops and pretty much everything Butler has to offer! With Butler train station and the freeway access point only a short drive away, inner city commutes are a breeze!

Instantly appealing to the eye, this charming 3x2 welcomes you with its modern rendered front elevation and easy-care pebbled gardens. Freshly painted throughout, it represents great value for money and a perfect opportunity for those looking to get on the property ladder in this well-established sought-after suburb.

Step inside and you'll be greeted by a soft neutral palette and wood luck vinyl plank flooring. The master bedroom is neat and tidy, featuring carpeted flooring and 'His & Hers' walk-in robes. The ensuite offers modern comforts with a shower and vanity which is enclosed for extra privacy. The two minor bedrooms include built in robes and both are located near the family bathroom featuring a shower, bath and neutral tones.

The centrally located kitchen features stainless steel appliances, a rangehood, built-in pantry, and a fridge recess, all complemented by ample bench space making it ideal for family meals and entertaining. The open-plan living and dining area combines comfort, style, and practicality. With large windows overlooking the outdoor space, natural light fills the room, calm & peaceful atmosphere.

Fully paved and easy to maintain, the split-level outdoor entertainment area is perfect for BBQ's during those warm summer months and offers a blank canvas for the new owners to make their own.

**EXTRAS INCLUDE:** Double remote carport, laundry + linen, 1x rev cycle split system, additional TV + power points, fibre optic internet, and so much more.

### THE SPECIFICS:

Year Built: 2014

Land Area: 225sqm

Water Rates \$1700 p/a (Approx)

Land Rates \$1600 p/a (Approx)

Approximate rent \$580 p/w (Approx)

Call the Phil Wiltshire Team to submit your offer!