

33 Langport Way, Butler, WA 6036

House For Sale

Tuesday, 7 January 2025

33 Langport Way, Butler, WA 6036

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 349 m2

Type: House



Zed Ahmadi
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Rash Dhanjal

Mid \$600k

Zed Ahmadi from TeamRash at The Agency presents...33 Langport Way, Butler This beautifully presented single-storey home in Butler is a fantastic opportunity for first home buyers or savvy investors looking for space, style, and convenience. Set on a 349sqm block, the property features 3 generously sized bedrooms, including a spacious master suite, and 2 modern bathrooms designed for comfort and functionality. The large theatre room offers an inviting space for movie nights or relaxing with the family, while the sleek tiles throughout the home add a touch of sophistication and ensure easy maintenance. The heart of the home is the characterised kitchen, thoughtfully designed with contemporary finishes and ample storage to cater to all your culinary needs. Its seamless connection to the living and dining areas makes it perfect for entertaining or day-to-day family living. Situated in a highly convenient location, this property is within walking distance of local parks, providing open spaces for recreation. A quick 5-minute drive takes you to Butler Central Shopping Centre, ensuring all your retail and dining needs are met. With easy access to the Mitchell Freeway, commuting is a breeze, and Perth CBD is approximately a 35-minute drive away. Call Zed from Team Rash to register your details for all our upcoming new listings and we will do our best to help you find the perfect house in the area! Zed on 0421 245 274 - zeda@theagency.com.au Rash on 0410 564 761 - rashd@theagency.com.au

STUNNING PROPERTY FEATURES BUT NOT LIMITED TO:

- King-sized Main-Bed offers fantastic views of surrounding, ducted air conditioner, walk-in robe, nice ensuite,
- 3 Bedrooms, 2 Bathrooms, with Double Garage,
- Solar Panels - 5kw
- Main & 3rd Bedroom Double Glazed Windows for enhanced insulation and noise reduction
- Large open plan living area
- Open plan kitchen with 600mm appliances, 600mm oven, dishwasher and plenty of bench top with break fast bar & Well-crafted splashback.
- 2 spacious secondary bedrooms all with large built in robes,
- Ducted Evaporative reverse cycle air conditioner,
- LED downlights throughout
- Low maintenance back yard
- Nice Alfresco
- Secure remote-controlled garage
- Water Filtration
- Grassed area
- Secondary bathroom with shower, built in bath and vanity
- Beautiful low-maintenance tiles
- Vegetable garden

RATES -

- Council Rate approx \$ 2000 pa
- Water Rate approx \$ 1200 pa
- Rental potential \$ 600 - 650 pw
- Block Size: 349 sqm
- Built Year: 2013
- Builders: HomeStart

LOCATION FEATURES:

- Close to great schools
- Easy access to the freeway entrance
- Close to public transport - Butler Train station

With everything you could possibly want under one roof and close to the wide array of amenities the community of Butler has to offer, this is a rare opportunity to secure the perfect home, you can share with family and friends. Call Zed from Team Rash to register your details for all our upcoming new listings and we will do our best to help you find the perfect house in the area! Zed on 0421 245 274 - zeda@theagency.com.au Rash on 0410 564 761 - rashd@theagency.com.au

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