

**53 Ammanford Crescent, Butler, WA, 6036**

**House For Sale**

Thursday, 28 November 2024

53 Ammanford Crescent, Butler, WA, 6036

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



James Bosdet  
0895622888

**\* HOME OPEN SUNDAY 1st December - 12:00pm - 12:30pm \***

Raising the benchmark of contemporary luxury, this exquisite custom designed home has been flawlessly designed from start to finish.

Encompassing two expansive levels, the high spec interiors spill onto a delightful entertainers garden, where you'll enjoy a wonderful sense of privacy.

The striking contemporary layout displays state-of-the-art finishes, with sophisticated detailing and tasteful decor throughout.

Situated on a large 619sqm block, this one-of-a-kind home has everything you need!

The front of the property offers ample parking and large low maintenance gardens complete with artificial lawn.

Enter through the double doors to this delightful home and immediately get a feeling of the sheer size and quality this property has to offer.

A hallway greets you at the entrance.

To the front of the property you have 3 generous sized bedrooms with built in robes and feature lighting.

The family bathroom is complete with a bath, shower and vanity. A separate toilet for added convenience.

A spacious office which could be converted to a another bedroom.

Adjacent to the office is a huge designated theatre room. With feature bulkhead and lighting this room offers the perfect space for the movie enthusiasts.

A games room or 5th/6th bedroom is then next in this mammoth home.

As you step into the enormous open plan living and kitchen area, the size of this home continues to impress. With huge high pitched ceilings the living quarters offers plenty of space.

If you love spending time in the kitchen then look no further. This kitchen has the lot!

Stunning stone benchtops with waterfall edges. Overhead cupboards for additional space and 900mm appliances.

It doesn't stop there...just off the kitchen you have the scullery with the high-end features continuing from the kitchen with an additional cooker and extra cupboard space.

To the rear of the property, the master bedroom offers a glamorous, resort-style feel with feature coffered ceilings and a spacious walk in robe. The glorious ensuite comes with it's own feature coffered ceiling, a huge spa bath, double basin and large shower.

If this expansive lower level isn't enough for you then up the beautiful wooden staircase you have another living quarter which could be used as a number of different options.

With a purpose built kitchenette the opportunities are endless.

You'll love being able to entertain outdoors all year round with a low maintenance back garden and a spa to enjoy those starry nights.

The features of this home are too comprehensive to detail and you have to see this property to truly believe it. With nothing less than the finest quality fixtures, fittings and treatments throughout the property features also include:

- Multiple split systems throughout
- Upgraded cornices throughout
- Large solar panel system
- LED downlights throughout
- Option to use as 6 bedrooms
- Low maintenance gardens
- Separate laundry
- Double garage
- Shed

This home must be viewed to be fully appreciated! To arrange your very own private viewing contact James today on 0422 621 315.