

6 Ammanford Crescent, Butler, WA 6036



House For Sale

Friday, 3 January 2025

6 Ammanford Crescent, Butler, WA 6036

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 551 m2

Type: House



Adam Laurie

\$840,000 +

Perfectly positioned in the heart of Butler, this stunning 4-bedroom, 2-bathroom family home combines modern elegance, spacious living, and resort-style outdoor entertaining. With recently completed renovations and a premium finish, this home offers the perfect balance of luxury and practicality in one of Butler's most sought-after areas. From the moment you arrive, the home's impressive street presence and manicured gardens set the tone for what lies beyond. Inside, you'll discover a thoughtfully designed floor plan boasting multiple living areas and high-end features that cater to every member of the family.

Interior Features:

- Luxurious Master Suite** • A true retreat, featuring his-and-hers walk-in wardrobes, plush carpeting, and a private ensuite complete with contemporary fixtures and finishes.
- Three Generous Secondary Bedrooms** • All oversized with built-in wardrobes, providing ample space for family or guests.
- Living Spaces Galore** • A cinema room perfect for family movie nights or quiet relaxation. • A separate games room that offers flexibility as a teenage retreat or additional living space. • A light-filled open-plan family and dining area, seamlessly connected to the kitchen.
- Chef's Kitchen** • The modern kitchen is a dream, equipped with quality appliances, pantry, and a breakfast bar - perfect for both everyday meals and entertaining guests.

Outdoor Features:

- Step outside to an entertainer's dream backyard** that will leave you in awe.
- Sparkling Pool with Relaxing Surf Shack** • Relax and unwind by the crystal-clear pool, surrounded by lush landscaping and a relaxing surf style cabana - ideal for summer gatherings or peaceful evenings.
- Covered Alfresco Area** • Perfectly designed for year-round entertaining, with plenty of space to host family and friends.
- Low-Maintenance Backyard** • Neatly landscaped gardens ensure a pristine look with minimal upkeep.

Additional Features:

- 271m² of living space under the roof, set on a generous 551m² block.
- Solar panels for energy efficiency and reduced power bills.
- 3-phase power with RCDs for added safety.
- Recently renovated throughout, presenting like a brand-new home.
- Double garage with internal shopper's entry for convenience.

Prime Location: Nestled in one of Butler's most desirable family-friendly pockets, this home is just moments from top schools, Butler train station, and Butler Central Shopping Centre, featuring Woolworths, Aldi, Dan Murphy's, medical facilities, and more. With the stunning WA coastline a short drive away, this property perfectly combines lifestyle and convenience.

Unbeatable Value: With properties on this prestigious road recently selling for the mid-\$900,000s to over \$1 million, this home is competitively priced at offers over \$840,000. Act quickly to secure your dream home - opportunities like this don't last long!

Make It Yours: Experience the ultimate in family living and entertaining at 6 Ammanford Crescent. For more information, contact Adam Laurie today.