

7 Cudjoe Way, Butler, WA, 6036



House For Sale

Tuesday, 19 November 2024

7 Cudjoe Way, Butler, WA, 6036

Bedrooms: 3

Bathrooms: 2

Type: House



Phil Wiltshire

0894006300

ENTERTAINER'S PARADISE!

You can cancel the Bali holiday this year, as this amazing home offers an outdoor area that is truly magical and needs to be seen to be fully appreciated! With essentially a 5-star resort in your own backyard, you and your family will feel like life is one permanent vacation as you bask in the cool waters of your tropical pool! Although this home DOES NOT have garage parking, instead it boasts the ultimate home entertainment experience in the shape of a theatre room that will blow you away, so prepare to be impressed! CALL NOW to submit your offer!

TEN REASONS TO BUY ME...

1. **LOCATION:** Proudly perched on a quiet street in the ever popular "Dunes" estate of Butler, this picture-perfect property is only a short walk to East Butler Primary school, Irene McCormack Catholic College, Butler High School, family parks, multiple shopping centres and with the train station & Lukin Drive freeway access point only a short drive away, inner city commutes and nights out in the CBD will be a breeze from now on.

2. **STREET APPEAL:** Welcome to this beautifully presented property located here at 7 Cudjoe Way. As you approach, you'll be captivated by the vibrant landscaping and modern facade, making an impressive first impression. The well-maintained garden showcases a variety of tropical and succulent plants, adding a touch of nature and serenity to the entrance. As the sun starts to set, the exterior lighting enhances the character of the home, creating a warm and inviting atmosphere.

3. **PARKING:** Although this unique home DOES NOT offer garage parking, it does have a huge extended driveway giving you space for up to seven vehicles to safely park. Whether it's boats, jet-ski's, caravans, work trailers or double decker buses, this impressive property has plenty of space for you and all your guests!

4. **KITCHEN:** Central to all the action, the deluxe kitchen features an extended island with a sleek white 'Essa stone' countertop with waterfall edges providing ample space for cooking and entertaining. Modern black pendant lights hang above, adding a touch of sophistication. The abundance of cupboards & drawers are a light neutral tone, complementing the textured stone backsplash that enhances the overall aesthetic. Stainless steel appliances and gas cooktop are seamlessly integrated making the area both functional and inviting, ideal for family gatherings or casual meals.

5. **THEATRE:** When it comes to your favourite movies, this home offers you your very own "GOLD CLASS" experience, combining functionality with cinematic luxury! With the inclusions of the projector & screen, surround sound speakers and built in cabinetry there is nothing for you to do but sit back and get comfortable! With its smart design and cosy ambience, this theatre room is the ultimate entertainment hub for family & friends.

6. **BEDROOMS:** Nicely secluded at the front of the home is the spacious master bedroom. Beautifully presented, it features a large walk in robe, sumptuous carpets, wooden venetian blinds, tinted windows, neutral decor and a neat & tidy ensuite. The two additional bedrooms are located at the rear of the property and are conveniently positioned close to the family bathroom.

7. **LIVING:** Bright & airy, the super spacious open plan living & dining is dressed to impress and is the hub of the home's natural energy! Whether you're sitting down for family meals or just chilling out with friends; this peaceful environment offers picturesque poolside views all year round! If you're lucky enough to work from home, the front formal lounge will provide a quiet place for last minute emails and business calls!

8. **THE GREAT OUTDOORS:** This inviting outdoor entertainment area features a spacious alfresco, perfect for summer BBQ's and social gatherings, seamlessly blending indoor and outdoor living. At its heart stands a huge, vaulted patio, adorned with a stunning frangipani tree that serves as a striking centrepiece casting a charming ambience over the space. With zero wasted area, there is also a hidden workshop and storage facility for those who like to potter.

9. POOL: This stunning private pool is a luxurious oasis, surrounded by lush tropical plants that create a serene and secluded atmosphere. The expansive pool sparkles under the sun, offering plenty of space for swimming and relaxation. Beside it, a stylish poolside cabana provides the perfect retreat, complete with a Balinese daybed and shade for lounging with a cocktail of your choice. Whether soaking up the sun, enjoying the tranquil ambiance, or hosting poolside parties, this tropical paradise is the ultimate outdoor escape.

10. EXTRAS: Fitted laundry + linen, solar panels, ducted reverse cycle air-con, 1x reverse cycle split-system, home security system including cameras + monitor + hard drive, security door, movie projector + screen + amp, LED lighting, built-in ceiling speakers, additional TV + power points, tinted windows (front), skirting boards, fitted cabinetry in theatre + formal lounge, hidden powered workshop + additional garden shed, various pot plants, pool equipment, and so much more!

Contact the Phil Wiltshire Team to submit your offer!