

13 Altrincham Grove, Butler

Stylish, Low-Maintenance Living in the Heart of Butler

Positioned in a highly convenient pocket of Butler, this modern 3-bedroom, 2-bathroom home offers the perfect blend of comfort, functionality and low-maintenance living. Built in 2015 on an easy-care 225sqm block, it's an ideal opportunity for first home buyers, downsizers, investors or busy professionals seeking a lock-and-leave lifestyle.

Step inside to discover a well-designed floorplan featuring a spacious open-plan living and dining area, a modern kitchen at the heart of the home, and generous bedrooms including a private master suite complete with ensuite. The low-maintenance outdoor area provides the perfect space to entertain guests or simply relax without spending your weekends maintaining a large yard.

Located just moments from Butler Central Shopping Centre, cafes, restaurants, schools, parks and public transport, you'll enjoy all the conveniences of this thriving coastal community. Butler Train Station is nearby, providing an easy commute to Perth CBD, while the beautiful beaches of the northern coastline are only a short drive away.

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FOR SALE

\$729k+ Open Sat 2.05pm

VIEW

Sat 13th Jun @ 2:05PM - 2:35PM

AGENTS

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AGENCY

LJ Hooker Joondalup
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All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

Features You'll Love:

- 3 spacious bedrooms
- 2 bathrooms including private ensuite
- Open plan kitchen, living and dining area
- Double garage
- Low-maintenance 225sqm block
- Built in 2015
- Ideal lock and leave lifestyle
- Perfect for first home buyers, downsizers and investors
- Close to shops, schools, parks and public transport
- Minutes from Butler Train Station and local beaches

Whether you're looking for your first home, your next investment or an easy-care lifestyle property, 13 Altrincham Grove is a smart opportunity in one of Perth's fastest-growing coastal corridors.

MORE DETAILS

Property ID	M9DHRD
Property Type	House
House Size	110 m ²
Land Area	225 m ²
Including	Ensuite Toilets (2)

Ian Knight 0413 447 016

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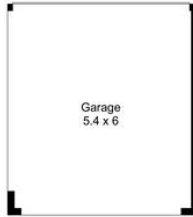
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measurements shown are approximate