



Butler, 3/38 Cape Meares Crescent

Refreshed and ready to move in!

Perfectly nestled within a neat and tidy estate of just 12 homes. This survey strata-built residence offers modern comfort, convenience, and very low levies!

Situated just a short stroll to public transport and a quick trip to the stunning Jindalee Beach, this home is ideal for first-home buyers, downsizers, or investors

** Should you wish to make a non binding offer, please copy and paste this link below into your browser and follow the prompts

<https://prop.ps//Rozlq8o5FyUX>

PROPERTY FEATURES:

- * Built in 2016 on a 218sqm block
- * Spacious entrance hall
- * Two bedrooms at the entrance of the home, with mirrored built-in robes



Disclaimer: 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.

3 2 2

For Sale
From \$549,000

View
ljhooker.com.au/5FTJFFB

Contact
Diane Sheppard
0420 216 066
diane.sheppard@ljhvicpark.com.au
Michael Sheppard
0433 275 080
michael.sheppard@ljhvicpark.com.au

**LJ Hooker Victoria Park | Belmont
(WA)
(08) 9473 7777**

- * Family bathroom with shower, bath & single vanity
- * Main bedroom with walk-in robe & private ensuite
- * Separate laundry room with generous linen storage
- * Light-filled open-plan kitchen, dining & lounge leading to paved outdoor alfresco with easy care garden
- * Modern kitchen with stone benchtops, large island, 900mm 5-burner cooktop, & space for a dishwasher
- * Large lounge dining area on lovely laminate plank flooring
- * Remote-access double garage at the rear with direct courtyard entry

ADDITIONAL FEATURES:

- * Stylish laminate plank flooring in main living areas
- * Brand new plush carpeting in all bedrooms
- * Energy-efficient LED lighting in living zones
- * Evaporative air conditioning throughout
- * Low-maintenance alfresco area with easy-care gardens
- * Lock-and-leave lifestyle —no lawn maintenance required!
- * Face brick exterior —minimal painting needed

PRIME LOCATION:

- * Moments from parks, shopping precincts & local schools
- * Minutes to Butler Train Station & easy access to major roads
- * Less than 10 minutes to the stunning Jindalee Beach!

This low-maintenance gem offers the perfect blend of lifestyle, location, and convenience.

Don't miss out —contact us today to arrange a viewing!

OUTGOINGS:

Levies PER QUARTER - \$180.40

Water rates PA - \$993.45

Shire rates PA - \$1,760.84

More About this Property

Property ID	5FTJFFB
Property Type	House

Diane Sheppard 0420 216 066

Real Estate and Business Agent | diane.sheppard@ljhvicpark.com.au

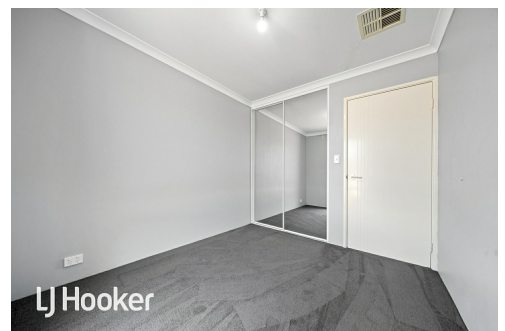
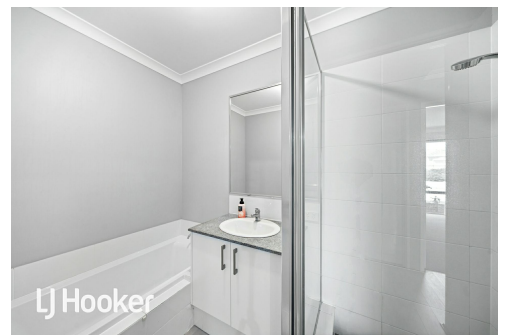
Michael Sheppard 0433 275 080

Sales Consultant | michael.sheppard@ljhvicpark.com.au

LJ Hooker Victoria Park | Belmont (WA) (08) 9473 7777

288 Albany Highway, VICTORIA PARK WA 6100

victoriapark-belmontwa.ljhooker.com.au | reception@ljhvicpark.com.au



Disclaimer: 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 Victoria Park | Belmont (WA) (08) 9473 7777