






12 Butler Court, Guilderton

Escape, Explore, Experience Coastal Charm

Set in a quiet cul-de-sac within one of WA's most tightly held coastal towns, this charming three-bedroom home delivers the perfect blend of laid-back country living and coastal serenity. Surrounded by nature and just moments from local amenities, this is a lifestyle opportunity as much as it is a home. Enjoy a short stroll to the river, where days can be spent picnicking on the banks, enjoying water sports, or taking in the beautiful natural scenery.

With the beach and local store also within easy reach, everything you need to embrace the coastal lifestyle is close at hand. Designed for easy, low-maintenance living, the home offers three well-proportioned bedrooms, making it ideal for families, couples, holidaymakers or investors seeking a smart coastal opportunity. Reverse-cycle air conditioning ensures year-round comfort, while the functional layout allows you to move straight in or add value over time.

Start your mornings with a coffee on the front deck, breathe in the fresh ocean air, and enjoy the space and privacy that country—coastal living is known for. The generous backyard is perfect for entertaining, gardening or unwinding after a day by the water.

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FOR SALE
OFFERS

AGENTS

Emma Mahony
0416 768 677
emma.mahony@ljhpxp.com.au

AGENCY

LJ Hooker City Residential
(08) 9325 0700

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With a strong community feel, peaceful surrounds and a highly walkable location, this is a rare opportunity to secure your place in a sought-after coastal setting. Three-bedroom coastal homes in this location are tightly held. Don't miss your chance and get in contact with Emma Mahony today on 0416768677

MORE DETAILS

Property ID	3UZAFGJ
Property Type	House
Land Area	861 m2
Including	Toilets (2)

Emma Mahony 0416 768 677

Sales Executive | emma.mahony@ljhpxp.com.au

LJ Hooker City Residential (08) 9325 0700

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