



# Koondoola, 2 Butterworth Avenue

HOME ON LARGE APPROX 804 SQM BLOCK

SOLD ON A AS IS BASIS.

Four-bedroom, brick and tile, one-bathroom residence nestled on an expansive approximate 804sqm block. This home has it all: a formal lounge, dining area, a generous kitchen, and a cozy family living space. The master bedroom features a convenient semi-ensuite, while three additional bedrooms come complete with built-in robes.

Lock-up garage and two garden sheds. This property is zoned R20, presenting an exciting opportunity for potential retain and build projects on an approximate 804 sqm block.

Located close to schools, shops, and transportation, this family home offers



**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.

4 1 2

**For Sale**  
Please Call

**View**  
[ljhooker.com.au/YHJ00](http://ljhooker.com.au/YHJ00)

**Contact**  
**Ethan Abeynayake**  
0435 133 000  
[ethan.abeynayake@ljhooker.com.au](mailto:ethan.abeynayake@ljhooker.com.au)

**LJ Hooker Harrisdale**  
**(08) 9398 4000**

comfort, space, and endless possibilities. Don't miss out &ndash; make this home yours today!

DISCLAIMER: The information contained herein has been supplied to us and we have no reason to doubt it's accuracy, however we cannot guarantee it. Accordingly all interested parties should make their own enquiries to verify the information.

Please contact Ethan Abeynayake – 0435 133 000 for more information or to arrange an inspection.

## More About this Property

Property ID	YHJ00
Property Type	House
Land Area	804 m²

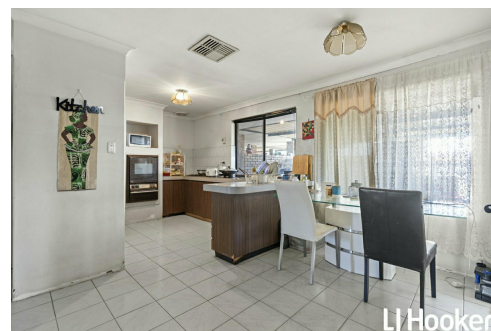
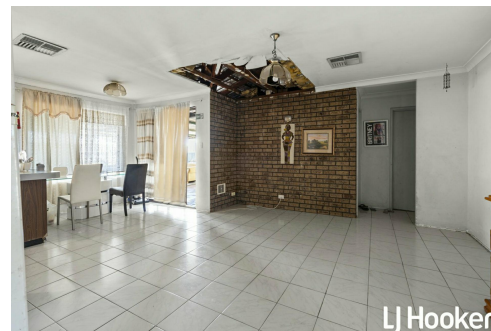
### Ethan Abeynayake

Sales Representative | [ethan.abeynayake@ljhooker.com.au](mailto:ethan.abeynayake@ljhooker.com.au)

### LJ Hooker Harrisdale (08) 9398 4000

21 Wright Road, HARRISDALE WA 6112

[harrisdale.ljhooker.com.au](http://harrisdale.ljhooker.com.au) | [harrisdale@ljhooker.com.au](mailto:harrisdale@ljhooker.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 Harrisdale**  
**(08) 9398 4000**