



39B Navarre Way, Butler



UNDER OFFER

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### STUNNING FAMILY HOME FOR SALE

#### A Rare Opportunity to Own a Piece of Paradise in the Heart of Butler

We are delighted to present this incredible family home, perfectly positioned in a sought-after location on Navarre Way, Butler. This stunning property boasts a unique blend of elegance, comfort, and functionality, making it the ultimate dream home for any family. The owner has meticulously renovated and planned the interior layout and décor.

#### KEY FEATURES:

- 3 spacious bedrooms, each with ample storage and natural light
- 2 elegant bathrooms, featuring modern fixtures and sleek finishes
- Large, open-plan living area, perfect for entertaining and relaxing
- Gourmet kitchen with high-end appliances, including Bosch, ample storage, and sleek countertops
- Private alfresco area, ideal for outdoor dining and BBQs
- Generous single garage and additional single carport providing ample parking and storage space
- Secure, fenced backyard, perfect for kids and pets to play
- Prime location, within walking distance to local schools, shops, and restaurants
- Solar system 4kws with Bosch inverter
- Rinnai hot water infinity 26 with temperature controller
- Built in cupboards and wall units.
- Butlers pantry
- Split – system air-conditioning

**Price** Offers above \$600,000  
**Property Type** Residential  
**Property ID** 4573  
**Land Area** 197 m<sup>2</sup>  
**Floor Area** 104 m<sup>2</sup>

#### Agent Details

#### Office Details

Wanneroo  
 945 Wanneroo Rd Wanneroo WA 6065  
 Australia  
 08 9206 1600



BUTLER - A COMMUNITY LIKE NO OTHER

Butler offers a unique blend of small-town charm and urban convenience, making it the perfect place to call home. With its vibrant community spirit, excellent schools, and abundant recreational activities, Butler has something for everyone.

**ASSESSMENT DETAILS:**

- Address: 39B Navarre Way, Butler
- Land size: approximately 197sqm
- Building size: approximately 104sqm
- Price: Offers over \$600k Contact: Kerrie Paaki 0427 720 743 or [kerrie.p@urbanwa.com.au](mailto:kerrie.p@urbanwa.com.au) for your private viewing

**DO NOT MISS OUT ON THIS UNBELIEVABLE OPPORTUNITY!**

Book a viewing today and take the first step towards making 39B Navarre Way, Butler, your dream home or perfect investment.

**ALL INSPECTIONS WELCOME.**

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.