



For Sale



3



2



2



225.0m²

~ Modern, comfortable and convenient ~

Welcome to 3 Ladywell Crescent, Butler - a beautifully presented home offering the perfect opportunity for first home buyers, young families, downsizers or savvy investors looking to secure a quality property in a highly convenient location.

Positioned on an elevated 225sqm block, this neat and tidy residence combines modern comfort with effortless low-maintenance living. Located just minutes from Butler Train Station, Butler Central Shopping Centre, local cafés, schools, parks and stunning beaches, everything you need is right at your doorstep.

Step inside and be greeted by soaring high ceilings and a light-filled interior that immediately creates a sense of space. At the front of the home, two generous minor

PRICE

\$749,000+

ADDRESS

3 Ladywell Crescent, Butler, WA 6036

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