



15 Butler Street, CASTLETOWN, WA 6450

Proudly listed by Keith Ogley and Julie Jackson, Elders Real Estate Esperance

Impressive Family Residence

This generously proportioned family home combines quality construction, thoughtful design and everyday comfort. Built from double brick and iron, the home features ducted air conditioning, high ceilings throughout and a practical layout with multiple living zones.

Designed for modern family living, the heart of the home is the spacious open plan kitchen, dining and family area. Complete with a tile fire, this space is ideal for both daily living and entertaining. The well-appointed kitchen offers a large oven and cooktop, ample bench and storage space, a walk in pantry and dishwasher, making it perfect for those who enjoy cooking and hosting.

Adding further versatility, a games room is separated from the main living area by timber bi fold doors. A separate living room at the front of the home provides a quiet retreat and is ideal as a theatre room.

The primary bedroom is positioned near the front entry and includes a ceiling fan, walk

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TYPE: For Sale

INTERNET ID: 300P194058

SALE DETAILS

\$1,150,000

CONTACT DETAILS

Esperance

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ESPERANCE, WA
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Keith Ogley

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in robe and ensuite featuring floor to ceiling tiles, double vanity, shower and WC.

Further accommodation includes three additional bedrooms, all carpeted with built in robes. These are serviced by the family bathroom, also tiled to the ceiling and complete with shower, vanity and bath.

The home includes a functional laundry with excellent storage, a separate powder room and a walk in linen cupboard.

Outdoor living is well catered for with a stunning entertaining deck featuring ceiling fans and electric blinds, surrounded by lush gardens and a lawned area.

Car accommodation includes a double automatic garage under the main roof with direct internal access, plus drive through access to a tandem garage leading to a separate powered Colorbond workshop.

An outstanding opportunity to secure a spacious family home just moments from the beach, offering privacy and relaxed coastal living.

Need to know

- Spacious 4 bedroom, 2 bathroom home, 244 sqm
- Tenanted to GROH, expiring 20.12.2026
- Built 2009
- Double brick construction and iron, rendered front exterior and internally throughout
- 785 sqm lot
- Concrete driveway and crossovers
- High ceilings and ducted air conditioning throughout
- Security screen door on entrance
- Porcelain tiles throughout living area
- Primary bedroom, spacious, located off front entry, ceiling fan, walk-in robe, ensuite, tiled to ceiling, double vanity, shower, WC
- Large lounge/theatre room, carpeted, double door entrance
- Open plan living area, wood fire, wooden bi-fold doors open to a separate games room
- Kitchen 900mm stainless steel oven, rangehood, walk-in pantry, double sink, dishwasher, breakfast bar, ample storage with overhead cupboards and fridge recess
- Bedroom 2 double door built-in, carpeted
- Bedroom 3 double door built-in robe, carpeted
- Bedroom 4 Triple door built-in robe, carpeted
- Bathroom, tiled to ceiling, separate shower and bath, vanity
- Laundry built-in cupboards with trough and bench space

- Powder-room
- Hallway, walk-in linen press
- Patio, spacious, decked with gable roof ceiling, electric blinds and ceiling fans
- Enclosed rear yard, established gardens and lawned area
- Double auto garage UMR with vehicle access to a drive-through tandem carport, concrete floor leading to separate shed
- Separate Colorbond shed, 8x6m, single roller door, powered, concrete floor
- Instant gas HWS
- Water softener

Castletown beach 560m

Castletown Primary School 750m

Castletown IGA 850m

Bandy Creek Boat Ramp 3.3km

Town Centre 4.1km

Other features: Close to Schools, Close to Shops

- Land Area 785.00 square metres
- Building Area: 244.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- 5 car garage





