







Perfect 4x2 Property for FHB, Families and Investors!

Don't miss out on this affordable and superbly located family home!

Positioned minutes from several local schools and less than 3km from the coast and freeway entry, this well-presented property offers four bedrooms with built-in robes, two modern bathrooms and a spacious open plan living area - all on an easy-care 254sqm block.

You'll love the neutral tones throughout the home that make it ready to move straight in and furnish with your own decor. Each of the bedrooms is fitted with carpet and Venetian blinds, and the generous main bedroom boasts a recessed ceiling, walk-in robe, split system air conditioning and contemporary ensuite.

The tiled living and dining area is light and bright, with reverse-cycle air conditioning to ensure your comfort throughout the seasons. In the beautifully appointed kitchen, you'll find gleaming engineered stone benchtops, a walk-in pantry, stainless steel cooking appliances and a double fridge recess - everything a keen chef needs for entertaining family and friends.

Everyone loves an alfresco under the main roof, and this one allows ample room for your BBQ and outdoor setting. Low maintenance gardens are fully

4 2 2

Price	SOLD
Property Type	Residential
Property ID	27139

Agent Details

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reticulated, and you won't need a large yard to maintain with gorgeous Portaferry Park metres from your front door!

This lovely property has been repainted inside and out, so it's ready to welcome new owners immediately. High-school-aged kids will be able to get themselves to and from school easily, with Butler College and Irene McCormack Catholic College just down the road and nearby local primary schools.

If you commute, Butler Station is only 2.5km from home, with bus stops a leisurely stroll away. All your shopping needs and amenities will be looked after at Lukin Shopping Centre, just 200m from home!

This coastal corridor is popular with first home buyers, young families and downsizers. Investors will also be interested to know that this property would fetch at least $400 per week in rent, making it a sound investment to add to the portfolio.

Contact Tibor Kiss from Xceed Real Estate on 0412 200 188 today.

Features:

• Four bedrooms, 2 bathrooms
• Open plan living area
• Contemporary kitchen with stone benchtops
• Stainless steel cooking appliances
• Carpets to the bedroom, tiling in living, kitchen and wet areas
• Split system A/C to main bedroom & living area
• Built-in robes to all bedrooms (walk-in to master)
• Downlights and Venetian blinds throughout
• Alfresco under the main roof
• Gas bayonet in the living area
• Easycare 254sqm block
• Double lock-up garage
• Low maintenance, reticulated gardens
• Security alarm

Location:

• 100m to Portaferry Park
• 190m to Ashbourne Park
• 1.3km to East Butler Primary School

- 840m to Irene McCormack Catholic College
- 900m to Butler College
- 970m to Alkimos Baptist College
- 200m to Lukin Shopping Centre
- 370m to bus stops on Shepperton Drive
- 2.5km to Butler Station
- 2.8km to Quinns Beach
- 2.8km to Hester Ave Freeway entry

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