







THE PERFECT BEGINNING

Welcome to 278 Camborne Parkway, Butler.

This lovely, neatly presented home boasts four bedrooms, two bathrooms and is conveniently positioned a short drive to schools, shops, the beach and more!

This home features beautifully manicured, low maintenance front and back gardens with a double garage located to the rear of the property with shopper's entrance. With plush brand-new carpets installed throughout and a fresh paint this home is ready to move in to today!

Located to the front of the home you will find the generous sized master bedroom complete with neutral décor, a walk-in robe, split system air-conditioning and ensuite. The ensuite features vanity, shower and toilet.

To the front of the home you will also find a second living space/ study nook/ kids play room – the options are endless!

The open plan kitchen/living/ meals area features tiles, split system air-conditioning and neutral décor. The spacious kitchen is appointed with plenty of bench and cupboard space, dishwasher, 5 burner gas cooktop and pantry.

The open plan living area looks out on to the great outdoor entertaining space which is accessed through a sliding door. The outdoor area is perfect for entertaining all year round featuring a paved alfresco area and beautiful low maintenance gardens.

Towards the back of the home you will find all three minor bedrooms which

4 2 2

Price	SOLD
Property Type	Residential
Property ID	27875

Agent Details

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are generous in size and feature neutral décor, plush carpets and built- in robes. Bedrooms 2 and 3 have sliding door access to their own private courtyard adding a unique special touch.

The second bathroom is also positioned to the back of the home featuring vanity, shower and bath.

Other features include:

- Split system air-conditioning to master bedroom and living area
- Bedroom 2 features semi- ensuite
- Separate laundry with sliding door access to the side of the home
- Brand new carpets throughout home
- Freshly painted
- Gas hot water system
- 301m2 land size
- 171m2 house size (inclusive of garage)
- Built in 2012
- Double lock up garage with shoppers' entrance
- Low maintenance gardens

…. And more!

Location (approx distances):

• 350m to John Butler Primary School
• 650m to Alkimos College
• 950m to shops, gyms and takeaway outlets
• 1.0km to Butler Train Station
• 1.6km to Eden Beach
• 1.7km to Butler Primary School

This home is really the all-rounder great home whether you are a first home buyer, couple, looking to downsize or an Investor!

Be quick this property won't last long! Contact Emily today to arrange an inspection on 0434 862 029 or emily.g@xceedre.com.au

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