







BEAUTY & THE BEACH!

4 2 2 475m2

Moments from picturesque Eden Beach foreshore, this impressive abode occupies an elevated 475sqm corner block in family-friendly Butler. The beautifully presented ex-display home features considered design elements and contemporary finishes throughout.

Perfect for families who love to entertain - or be entertained - the enormous open-plan kitchen, living and dining area opens up to a large alfresco, surrounded by lush manicured gardens and lawns. Inside, the purpose-built sunken theatre room boasts a recessed ceiling and provides the perfect space for family movie and games nights.

The kitchen's expansive breakfast bar is illuminated by subtle pendant lighting, and the striking metallic tiled splashback, stone benchtops, and sleek cabinetry add to its contemporary appeal. Stainless steel appliances include an under-bench electric oven and gas cooktop, and there are recesses for your dishwasher, fridge and microwave.

The three minor bedrooms have built-in robes, roller blinds and downlights, while the spacious master bedroom features a walk-in robe and an ensuite bathroom with twin vanities and a double shower. In the family bathroom, a bathtub provides a welcome reward after a hectic day. The home also features a well-equipped laundry and hallway linen closet to make organisation easy. The study located by the entrance provides a separate space for kids' homework, or a home office.

Price	SOLD for $790,000
Property Type	Residential
Property ID	30308
Land Area	475 m2
Floor Area	237 m2

Agent Details

Office Details

Xceed Real Estate - Sales
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XCEED REAL ESTATE

Features to LOVE:

â€¢ 2012-built ex display home
â€¢ 475sqm corner block
â€¢ 188sqm internal living area
â€¢ Four bedrooms with built-in robes
â€¢ Two well-appointed bathrooms
â€¢ Bathtub in the family bathroom
â€¢ Internal security alarm
â€¢ Gas hot water system
â€¢ Ducted reverse cycle air conditioning
â€¢ Quality carpets and window treatments throughout
â€¢ Porcelain tiling
â€¢ Double remote garage
â€¢ Alfresco area under the main roof
â€¢ Landscaped gardens
â€¢ Poured aggregate driveway

Location you'll LOVE:
â€¢ Nearby bus stops along Marmion Ave and Hollington Blvd
â€¢ 500 to John Butler Primary College
â€¢ 550m to Wild Bean CafÃ©
â€¢ 800m to Halesworth Park
â€¢ 850m to Trinity Village Shopping Centre
â€¢ 1.2km to Butler Station
â€¢ 1.3km Eden Beach Lookout and Playspace
â€¢ 1.4km to Jindee Beach
â€¢ 1.7km to Alkimos Primary School
â€¢ 500m to Alkimos College
â€¢ 2.7km to Brighton Community Garden

Moments from local schools, beaches, Trinity Village Shopping Centre and Butler Station, this beautiful home is low maintenance and move-in ready.

Contact Kiera Simpson on 0414 441 445 to register your interest today,

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