

31 Hollyford Parade, Butler







Set it and Forget it!

3 2 2 225m2

Effortless living starts here. Designed for those who value freedom over fuss, this stylish 3 bedroom 2 bathroom low-maintenance haven makes coming home an absolute breeze.

Whether you're a busy professional, frequent traveller or simply done with endless upkeep, you'll love the easy flow, light-filled comfort and peace of mind that lets you live life on your terms. The residence makes for a fantastic investment property too, if you are that way inclined.

At the front of the layout, both spare carpeted bedrooms have their own built-in wardrobes – and are serviced by an adjacent main family bathroom with a shower, a sleek stone vanity and a toilet. It sits directly opposite a separate laundry for fantastic floor-plan practicality.

Also carpeted for comfort is a generous master suite that is separate from the minor sleeping quarters and impressively boasts a walk-in wardrobe, as well as an intimate ensuite with a toilet, shower and stone-vanity basin.

The spacious open-plan family, dining and kitchen area is light, bright, tiled and doubles as the functional central hub of the house. It features sparkling stone bench tops, double sinks, tiled splashbacks, a corner storage pantry, a dishwasher recess and modern stainless-steel range-hood, gas-cooktop and under-bench-oven appliances.

Price	SOLD for $720,250
Property Type	Residential
Property ID	32330
Land Area	225 m2

Agent Details

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With dual entry points, the carpeted theatre room is the ideal second living zone and is exactly where you want to be when it comes to putting your feet up and binge-watching your favourite series.

Outdoors, a paved back courtyard – off the main living space – encourages private entertaining, in total peace and quiet. Completing this lock-up-and-leave package is a secure remote-controlled double carport at the rear of the property, accessible via the tranquillity of Delvin Lane.

Walk to the lovely Eastwall Park and Butler Train Station from this terrific spot, as well as bus stops, restaurants and Butler Central Shopping Centre. Other nearby amenities include John Butler Primary College, Alkimos College, other excellent schools, the freeway and pristine northern-suburbs' beaches. Now that's what you call convenience, no matter who you are!

Other features include, but are not limited to:

- Solar-power panels
- Split-system air-conditioning in the main living zone
- Feature skirting boards
- Security-door entrance and alarm system
- Gas hot-water system
- Low-maintenance 225sqm (approx.) block
- Nearby off-street parking bays, for your guests and visitors to utilise

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