

Sold



62 Billericay Cct, Butler



## As Easy As You Like!

First-home buyers, young families, down-sizers and astute investors will all be left salivating at the prospect of living in this terrific 3 bedroom 2 bathroom residence that encourages a modern lock-up-and-leave lifestyle on a very low-maintenance 375sqm (approx.) block.

A carpeted theatre room off the entry can easily be converted into a fourth bedroom if need be, whilst the spacious master suite is also nestled towards the front of the house and boasts a walk-in wardrobe and a private ensuite bathroom – the latter coming complete with a shower, vanity and separate toilet. The two spare bedrooms have their own built-in robes and are serviced by a practical main bathroom with a separate shower and bathtub.

Most of your casual time will be spent enjoying the airiness of a huge open-plan family, dining and kitchen area that is neatly tiled, has a built-in media nook and is graced by sparkling stone bench tops, double sinks, tiled splashbacks, a storage pantry, a stainless-steel range hood, a 900mm-wide Westinghouse five-burner gas cooktop, a 900mm-wide AEG oven and a Primera dishwasher for good measure. This part of the floor plan also seamlessly extends outdoors to a rear alfresco-entertaining deck that splendidly overlooks easy-care artificial turf and a garden shed where you can securely store all of your tools.

Stroll to a lovely park at the end of the street, bus stops on Marmion Avenue, John Butler Primary College, the local Spudshed and fantastic family restaurants, whilst also enjoying a close proximity to Butler Train Station, Butler Central Shopping Centre, other excellent educational facilities,

 3  2  2  375 m<sup>2</sup>

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	16945
<b>Land Area</b>	375 m <sup>2</sup>

### Agent Details

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### Office Details

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REAL ESTATE

beautiful Eden Beach, the freeway and more. This is a location you will become fond of quite quickly!

Other features include, but are not limited to:

Carpet to all bedrooms

Separate tiled laundry with outdoor access to the side drying courtyard

Separate 2nd toilet

Linen press

Remote-controlled double lock-up garage with internal shopper's entry and rear access

Solar-power panels

Ducted and zoned reverse-cycle air-conditioning system

Venetian blinds throughout

Foxtel connectivity

Gas hot-water system

Outdoor power points

Reticulated front gardens

Side access

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*