

Sold



18 Amersham Crescent, Butler



~ GREAT STARTER HOME ON A LARGE 461M2 BLOCK ~

\*\* Open By Appointment\*\*

Welcome to 18 Amersham Crescent, Butler

This 3 bedroom, 2 bathroom home sits on a large 461m2 corner block in the heart of Butler. This lovely home is conveniently located on the doorstep of East Butler Primary School and is in close proximity to parks, public transport, shops and more!

To the front of the home you will find the private, secure courtyard which provides an additional space to entertain and for the kids to play.

The king size master is complete with neutral décor, a walk-in robe and ensuite featuring a vanity, shower and toilet.

The generous in size space to the front of the home is a great area to be used as a study or kids playroom – the options are endless!

The open plan kitchen/ living space features hybrid timber flooring, neutral

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<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	28241
<b>Land Area</b>	461 m2
<b>Floor Area</b>	130 m2

#### Agent Details

Adam Whitford - 0406 616 608

#### Office Details

Xceed Real Estate - Sales  
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décor and ample natural light. The country style kitchen is appointed with plenty of bench space, pantry and 600mm oven with four-burner stove top.

The living area looks out on to what is the focal point of this home which is the huge outdoor entertaining space. The outdoor area features a huge paved undercover alfresco area, plenty of grass for the kids and pets to play and a great sized garden shed for additional storage.

The double garage is located to the rear of the home and has drive- through access to the back garden.

The generous sized minor bedrooms are complete with neutral décor, carpets and tastefully finished. The second bathroom features a vanity, shower and bath with a separate toilet next door.

Other features include:

- 461m2 land size
- 130m2 house size (approx)
- Split system air conditioning to living area
- Roller shutters to front windows
- Built in 2005
- Separate spacious laundry with sliding door access to back garden
- Linen cupboard
- Double garage with drive- through access to back garden
- Great size garden shed

.... And more!

Location (approx distances):

- 30m to East Butler Primary School
- 700m to IGA Butler
- 1.2km to Butler College
- 1.4km to Butler Primary School
- 1.6km to The Cornerstone Ale House
- 1.7km to Brighton Village
- 1.8km to Irene McCormack Catholic College

This home is really the all-rounder great home whether you are a first home buyer, couple, family or an Investor.

Be quick this property won't last long! Contact Darcy or Emily today to arrange an inspection on 0431 009 496 or 0434 862 029.

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