

Leased



2 Killcarry Ave, Butler



Corner Comfort!

Enjoying the best of both worlds in the form of a commanding corner position with private laneway access from the rear, this fantastic 3 bedroom 2 bathroom home is surprisingly spacious and finds itself nestled only walking distance away from a plethora of picturesque local parklands.

Beyond a gated entry courtyard lies a generous master-bedroom suite that is carpeted for comfort and boasts a walk-in wardrobe and an intimate ensuite bathroom – shower, toilet, vanity, heat lamps and all. The front second bathroom is also carpeted and has a built-in robe, whilst a large third bedroom will impress you with its own carpet, another built-in robe and plenty of natural light. Catering for everybody's personal needs is a practical main family bathroom with a separate bath and shower.

The open-plan living, dining and kitchen area is neatly-tiled and plays host to a gas bayonet for heating, ample power points, double sinks, double storage pantry, a dishwasher recess, Westinghouse gas-cooktop and oven appliances and an island bench/breakfast bar. It also benefits from seamless outdoor access to a delightful alfresco-entertaining area at the rear, as well as a huge paved courtyard that captures both the morning and afternoon sun.

Stroll to bus stops and Butler Train Station too, as well as East Butler Primary School, playgrounds and even Butler Central Shopping Centre. Other magnificent educational and shopping facilities can also be found nearby, along with the freeway and even glorious Alkimos Beach. The word "convenient" is an understatement, here!

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Price	Leased
Property Type	Rental
Property ID	128
Land Area	412 m2
Floor Area	165 m2

Agent Details

Hadley Shearn - 0488 012 000

Office Details

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mortar+soul
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Other features include, but are not limited to:

- Remote-controlled double lock-up carport with a garden shed, courtyard access and vehicular access from the back laneway
- Separate laundry with external/side access
- Separate 2nd toilet
- Double hallway linen press, off the entry
- Solar-power panel
- Ducted reverse-cycle zoned air-conditioning
- Feature skirting board
- Security door
- Gas hot-water system
- Low-maintenance garden
- Easy-care artificial front turf, plus a side-access gate linking the entry garden to the rear of the property
- Off-road parking bays in front of the home – ideal for guests and visitor
- Low-maintenance living

Please DO NOT apply using 1 Form. We will email an application through to you once you enquire.

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