



6 Carlin Way, Butler

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WARM & INVITING

This bright & breezy 4x2 cottage is perfectly located in a quiet location only a few minutes walk to everything Butler has to offer! Immaculately presented from start to finish this one is perfect for first home buyers, young families, downsizers and investors alike!

Welcome to 6 Carlin Way, Butler. Located on a quiet residential road, close to local shops and only a short drive to Butler train station, beautiful parks and walking distance to three local schools. This property has it all.

Property comprises formal lounge at the front of the home offering a separate area to relax and enjoy! The open plan living and dining is bright and airy and a great place to spend quality time with the family. There is also the benefit of an additional living area separated from the main living area by a display wall, easily converted into a dining room, study or activity area.

The central hub of this great home is the well-appointed kitchen that has everything you need and includes stainless steel appliances, dishwasher, double fridge recess (plumbed), breakfast bar, built in pantry and plenty of storage!

The master bedroom is spacious, neutrally finished and has a walk in robe, quality carpets and a neat and tidy ensuite that won't disappoint.

There are a further three additional bedrooms, two which are double and one single with robe recesses.

To complete this wonderful home is the private outdoor entertainment area, which offers alfresco area for entertaining or just relax under the Balinese Gazebo.

Extras Include:

- Lounge
- Living, dining, kitchen
- 4 bedrooms master with ensuite
- Foxtel & internet points
- TV points in all bedrooms
- Ducted evaporative + 1 x rev-cycle air-con
- Low maintenance rear garden with Balinese style gazebo
- Flvscreens, security screen (front)

The above information has been furnished to us by the vendor of each property. We have not verified whether or not that information is accurate and have no belief one way or another 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 enquires in order to determine whether or not this information is in fact accurate.



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