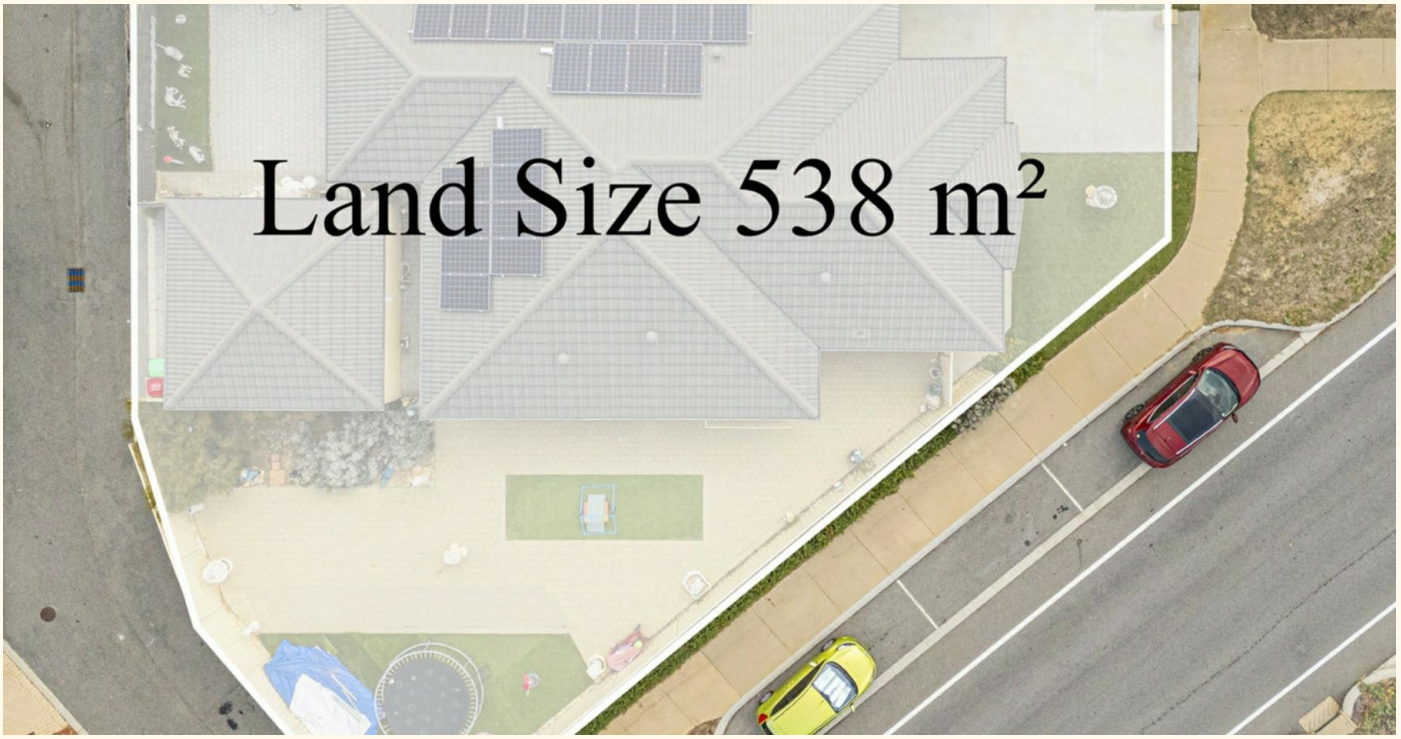








1 Benfleet Drive, Butler

R60 Subdivision or Granny Flat Potential for Positive Cashflow and Equity Upside!

This house is a positive cashflow and equity increase potential goldmine! There is a massive uncovered area prime for a granny flat or to subdivide and build a small house (subject to approvals). This presents an amazing positive cashflow and capital uplift opportunity!

This four-bedroom, two-bathroom home sits on a subdivisible R60 zoned block and presents a solid investment opportunity in a well-connected location close to shops, schools and transport.

Inside, the home offers a practical layout with a separate front lounge and an open-plan kitchen, living and dining area. Marble-look tiled flooring runs through the main living spaces, giving the home a clean and modern feel, while the kitchen is fitted with stainless steel appliances including a dishwasher. The master bedroom includes a walk-in robe and ensuite, while the minor bedrooms are fitted with built-in robes.

A standout feature of the property is the very large outdoor space, with a generous paved backyard and patio area providing plenty of

4 2 2

FOR SALE
$799k+ Open Sun 1.15pm

VIEW
Sun 22nd Nov @ 1:15PM - 1:45PM

AGENTS
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Interested parties must rely solely on their own enquiries.

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room rarely found in similar homes. Additional features include ducted air conditioning and a double remote garage positioned to the rear.

A well-located, low-maintenance property with a lease already in place, making it an appealing option for investors.

The many features include but are not limited to:

- Separate front lounge room
- Open plan kitchen, dining and living area
- Modern kitchen with stainless steel appliances, including a dishwasher
- Large master bedroom with walk in robe
- Ensuite off master bedroom
- Three minor bedrooms with built in robes
- Spacious master bathroom with separate bath and shower
- Large paved rear yard with patio area.
- Double remote garage to the rear
- Ducted air conditioning

MORE DETAILS

Property ID	M0XHRD
Property Type	House
House Size	145 m2
Land Area	538 m2











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measurements shown are approximate

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