



2 Canova Road, Butler

Parkside Family Living with a Private Pool

Set beside a park and designed for practical family living, this well-appointed four-bedroom, two-bathroom home offers space, flexibility and outstanding outdoor appeal. A wide front entry welcomes you inside, with a double garage and covered trailer parking area positioned to the side, featuring drive-through access for additional vehicles, caravans or extra storage.

The floorplan is thoughtfully designed, with a dedicated study located near the front entrance and a spacious theatre room positioned separately from the main living area. Hardwood flooring flows through the hallways and bedrooms, with hard floors throughout the entire home for easy maintenance.

The master bedroom is privately positioned at the front and includes a walk-in robe and semi-ensuite configuration with spa bath, separate bathroom and powder room layout. The three secondary bedrooms are generously sized with built-in robes, with one also featuring its own walk-in robe.

At the heart of the home, the open-plan family and dining area connects seamlessly to a spacious kitchen complete with walnut

4 2 2

FOR SALE
\$1m Open Sun 11am

VIEW
Sun 1st Mar @ 11:00AM - 11:30AM

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timber cabinetry, stainless steel rangehood, wall-mounted oven and ample bench space. The layout flows directly out to the alfresco and pool area, creating an ideal setup for entertaining.

Outdoors, poured limestone surrounds the entertaining zones, with artificial lawn and a Hills Hoist clothesline to the side. The pool area is easily accessible via the side drive-through access, adding flexibility for parking or additional use of the space. A 5kW inverter with 6kW of solar panels adds further value and efficiency.

A versatile family home offering multiple living zones, strong parking flexibility and a highly desirable park-side position.

Approximately 5-minute drive to Butler Station
Directly across the road from Sheldwich Park and playground
Less than 1-minute drive to East Butler Primary School
Approximately 6-minute drive to Jindalee Beach
Approximately 2-minute drive to Butler College and Irene McCormack Catholic College
Approximately 5-minute drive to Butler Central

MORE DETAILS

Property ID	KRUHRD
Property Type	House
House Size	177 m2
Land Area	562 m2

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For information and guidance purpose only / measurements shown are approximate

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