



Butler, 35 Bodorgan Avenue

Stylish Family Home in Prime Butler Location!

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Ideal Investment Opportunity

This well-maintained property is currently tenanted until January 2026, offering immediate rental income for the new owner. Property is currently tenanted on a fixed term lease agreement until 21/01/2026 and \$660 per week

Prime location situated just 750m from Butler Train Station and close to schools, shopping precincts, parks and short drive to Jindalee beach. This beautifully presented home combines style, space, and comfort. With a recently renovated kitchen and freshly painted. This home has multiple generous living areas and is perfect for modern family living.

Property Highlights:

- *Spacious frontage with manicured lawn and reticulated garden beds
- *Large front living area, ideal as a lounge, theatre room or parent's retreat
- *Master bedroom with ceiling fan, fully fitted walk-in robe, and well-appointed ensuite

For Sale
OFFERS

View
By Appointment

Contact
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- featuring a large vanity, glass-enclosed shower, and separate WC
- *Expansive open-plan kitchen, dining and living area flowing into a rear games room
 - *Renovated kitchen with modern appliances and ample storage
 - *Three additional good-sized bedrooms, one with a double robe and two with oversized single robes
 - *Family bathroom with separate bath, shower, and large vanity
 - *Functional laundry with overhead storage and plenty of bench space
 - *Full-width patio for year-round entertaining
 - *Established lawn and garden areas with a separate side yard
 - *Reticulated rear gardens and a garden shed for additional storage
 - *Double garage with internal access and rear yard entry
 - *Evaporative ducted air conditioning, gas bayonet for heating, and security screens on all doors
 - *Gas-boosted solar hot water system for energy efficiency

With a thoughtful layout and fantastic location, this home ticks all the boxes for comfortable and convenient living. Don't miss out on this exceptional opportunity in sought-after Butler!

ARE YOU THINKING OF SELLING? If you are looking for a sales executive to sell your home, I would love to hear from you. Contact me on 0416 768 677 or emma.mahony@ljhpxp.com.au for a no-obligation and confidential conversation.

More About this Property

Property ID	3T4FFGJ
Property Type	House
House Size	190 m2
Land Area	544 m2
Including	Ensuite Toilets (2)

Emma Mahony 0416 768 677
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