

42 Thurleigh Approach, Butler




Granny Flat Potential with Parkside Living

This house is special! There's space for a potential granny flat with direct access from the side street (subject to council approval), meaning this could be a cashflow positive investment, providing pocket change for an owner occupier or a multi-generational living arrangement.

Set on a side block next to the park, this well-presented three-bedroom, two-bathroom home offers a practical layout, multiple living zones and low-maintenance outdoor space in a convenient Butler location with potential cashflow upside.

At the front of the home, a separate theatre or lounge provides a second living area away from the main hub of the house. The open-plan living area is supported by split-system air conditioning, with additional split systems installed in every bedroom to keep the home comfortable year-round.

Outside, the property is designed for easy living and functionality. A massive alfresco creates a generous entertaining area, while the artificially grassed side yard and private front yard keep maintenance to a minimum. To the rear, a double carport provides covered parking,

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FOR SALE
\$799k+ Open Sat 1.20pm

VIEW
By Appointment

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and a large shed or workshop adds excellent storage or workspace flexibility. A solar panel system adds further practicality and efficiency to the home.

Location Features

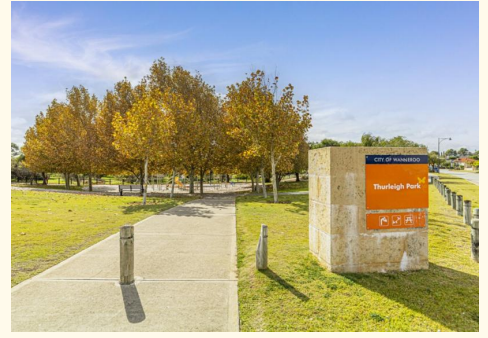
Directly across the road from Thurleigh Park
Approximately 1-minute drive to East Butler Primary School
Approximately 3-minute drive to Butler Lake and D Butler
Approximately 3-minute drive to Butler Primary School
Approximately 4-minute drive to Butler Central
Approximately 3-minute drive to Butler Station
Approximately 2-minute drive to Butler College and Irene McCormack Catholic College
Approximately 6-minute drive to Jindalee Beach Shack

MORE DETAILS

Property ID	M31HRD
Property Type	House
House Size	117 m2
Land Area	401 m2

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