



Butler, 60 Hollington Boulevard

Elegant Comfort with Ocean Views and Functionality

Step into this stunning home where modern elegance seamlessly blends with a tranquil lifestyle. At its heart lies an open-plan kitchen, living, and dining area designed to impress. The sleek kitchen is a chef's delight, featuring stone benchtops, ample storage, and a spacious walk-in pantry. Flowing effortlessly into the living area, you'll find breathtaking, unobstructed ocean views framed by elegant plantation shutters, offering both beauty and privacy. Sliding doors lead out to a serene alfresco area with timber decking, lush greenery, and gated side access to the driveway-perfect for entertaining or unwinding.

At the front of the house, a versatile theatre room provides the ideal space for cozy movie nights or can easily be transformed into a fourth bedroom if needed. The main suite is a luxurious retreat, with a spacious bedroom, a modern ensuite showcasing double vanities with stone benchtops, and a large shower. Completing this sanctuary is a generous walk-in wardrobe, plantation shutters, ceiling fan, and ducted air conditioning for year-round comfort.

3 2 2

For Sale
\$729k+

View
ljhooker.com.au/JAPHRD

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Two additional bedrooms are tucked away at the rear of the home, each generously sized and equipped with built-in wardrobes. A modern family bathroom with both a shower and a bathtub serves these rooms, along with a large, well-appointed laundry that offers direct access to the paved exterior.

The exterior of the home is as functional as it is stylish. The driveway features a striking exposed aggregate finish, providing ample parking, including space to securely store a caravan or boat out of sight from the road. The garage exceeds standard dimensions, offering extra storage, workshop potential, or additional parking for smaller vehicles or motorbikes.

Prime Location:

- Across the road from John Butler Primary School.
- Walking distance to Butler Central (600m) and Trinity Village (550m) shopping centers.
- Close to Butler Train Station (750m) and Alkimos Primary School (1.1km).
- Approximately 1.7km from the ocean and minutes from local parks and amenities.

This home is the perfect combination of luxury, functionality, and location. Don't miss your chance to secure a lifestyle that combines modern living with coastal charm.

Please contact us today to arrange a private viewing 0468 747 725.

More About this Property

Property ID	JAPHRD
Property Type	House
House Size	161 m2
Land Area	452 m2
Including	Ensuite Toilets (2)

Ian Knight 0413 447 016

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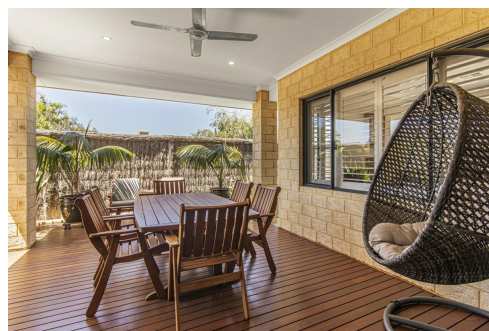
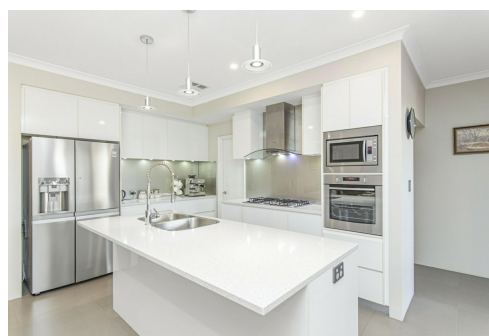
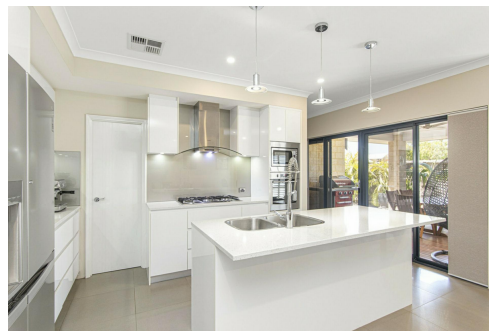
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/ for information and guidance purpose only /
measurements shown are approximate



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