36 Fred Avery Drive, Buttaba

Modern Single Level Living with Space & Style

Positioned on a generous block in a quiet Buttaba pocket, this beautifully presented single level home delivers the perfect blend of space, functionality and modern comfort. Designed for easy living, the home offers multiple living zones, a seamless indoor-outdoor flow and a layout ideal for families.

At the heart of the home, the light-filled open plan kitchen, living and dining area connects effortlessly to the covered alfresco-perfect for entertaining year-round. A separate family room provides added flexibility for growing families or those wanting extra space to relax.

The oversized main bedroom is a true retreat, complete with walk-in robe and private ensuite, while the additional bedrooms are well-sized with built-ins and serviced by a modern main bathroom.

Set on a level block with a spacious backyard, there's plenty of room for kids and pets. Conveniently located close to local schools, shops, the lake and boat ramps, with easy access to Toronto, Newcastle and the M1 for Sydney commuters.

Property Features:

4 **2** **2**

FOR SALE
Buyers Guide $899,000

VIEW
Sat 2nd May @ 2:00PM - 2:30PM

AGENTS

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AGENCY
LJ Hooker Lake Macquarie
(02) 4915 3800

All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

- Single level McDonald Jones home
- 4 bedrooms, main with ensuite + walk-in robe
- Multiple living zones including open plan + separate family room
- Modern kitchen with island bench & quality appliances
- Covered alfresco for year-round entertaining
- Double garage with internal access
- Generous, level backyard with potential

The information contained herein has been provided by people we believe to be reliable, however all interested parties must rely on their own enquiries.

MORE DETAILS

Property ID	ZJ0F7Q
Property Type	House
Land Area	695.6 m2
Including	Air Conditioning
	Close to Schools
	Close to Shops
	Close to Transport

Lachlan Porter 0435 737 131
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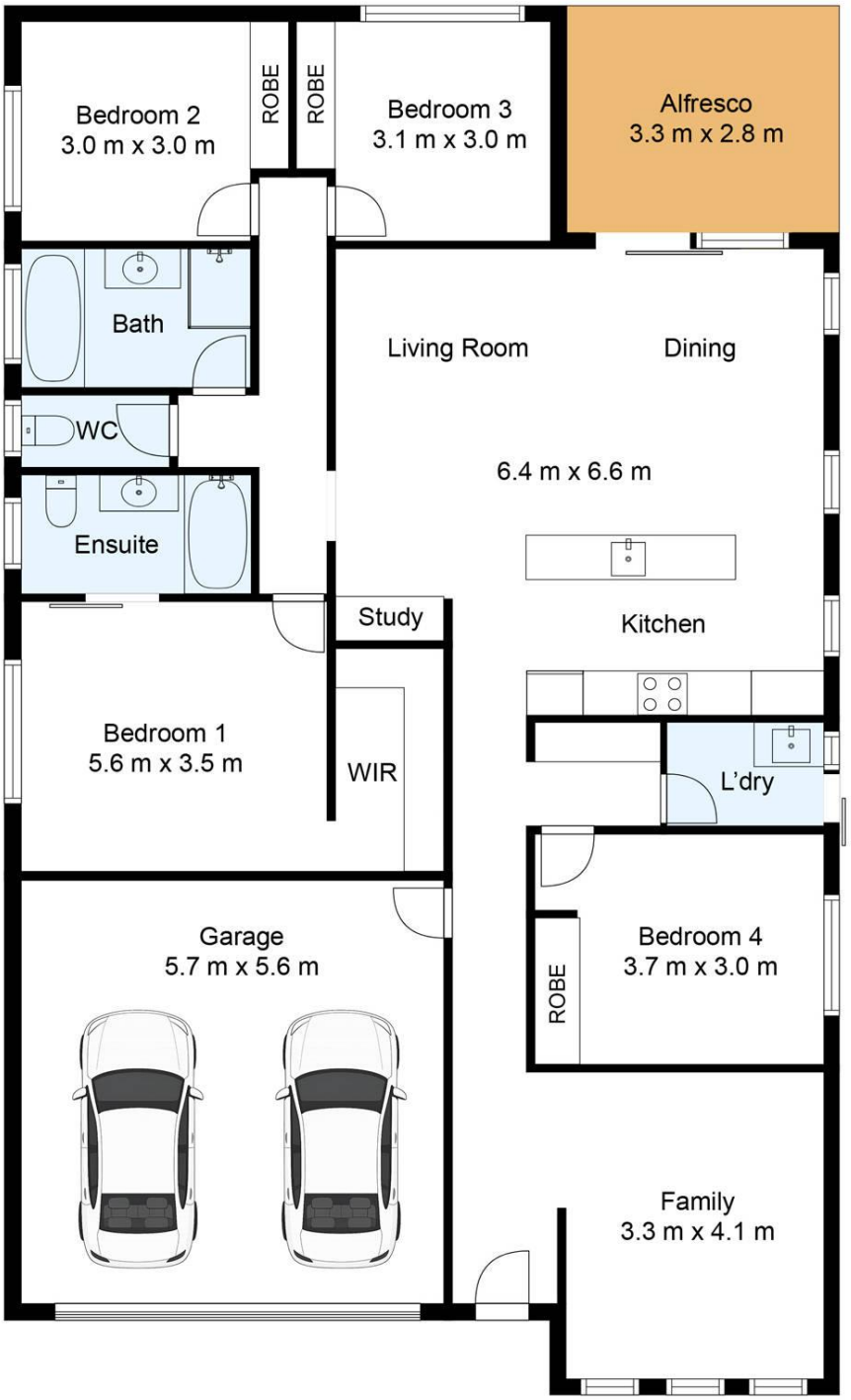
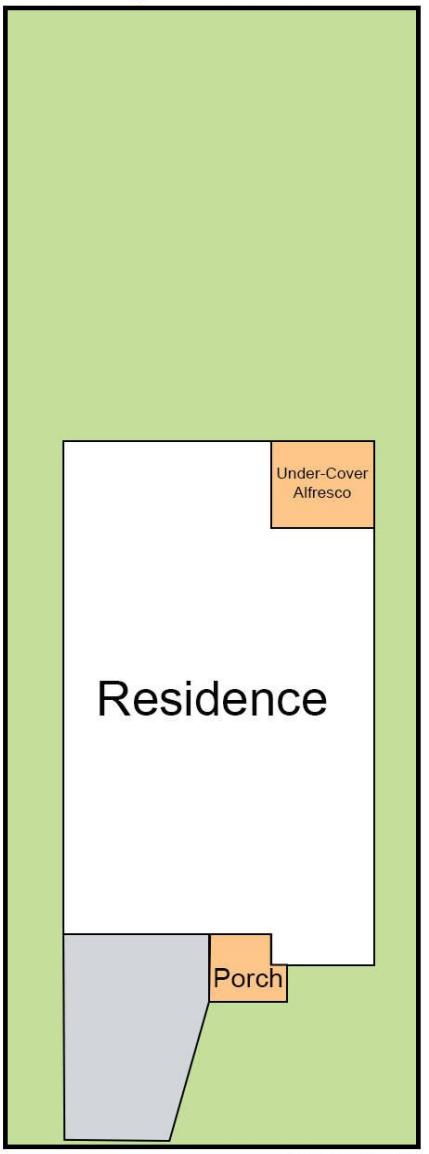


Site Plan



Not to scale

LJ Hooker

36 Fred Avery Dr, Buttaba

Total Internal Floor Area:171m2

Scale in metres.Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries

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