



9 Fred Avery Drive, Buttaba

5 2 2

## THE EPITOME OF FAMILY LIVING

**FOR SALE**

Please Call

**AGENTS**

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**AGENCY**  
LJ Hooker Lake Macquarie  
(02) 4915 3800

This expansive modern build is available on the market for one lucky buyer! The home offers everything you could ever wish for all in one stunning package.

Entertain your friends and family with plenty of space for all to enjoy, including a large open design kitchen, living and dining area that flows to enormous alfresco overlooking the pool, fire pit and back yard. The property features five bedrooms of accommodation with the master suite boasting walk in robe and ensuite, a total of three living areas including large media room and kids activity area, two bathrooms and double garage plus side vehicle access to rear.

Located within close proximity the lake and boat ramps, Rathmines Primary School, shopping village and various parks for all to enjoy!

### PROPERTY HIGHLIGHTS

- Expansive single level home
- Open plan design
- Three living areas
- Five bedrooms all with wardrobing
- Master Suite with walk in robe and ensuite

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.

**LJ Hooker**

- Media room and kids activity area
- Chefs kitchen with stone benching and quality cabinetry
- Huge Alfresco with automatic blinds
- Firepit
- Pool area
- Huge solar system with dual battery storage
- Double garage
- Side vehicle access
- 1.5km to local boat ramp
- 1.6km to Rathmines public school
- 2km to Rathmines shopping village
- Easy access to the M1 for southbound travel



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	ZF5F7Q
Property Type	House
Land Area	973.8 m2
Including	
Study	
Air Conditioning	
Toilets (2)	
Dishwasher	
Built-in-Robes	
Carpeted	
Close to Schools	
Close to Shops	
Close to Transport	
Dining room	
Fenced Backyard	



## Lachlan Porter 0435 737 131

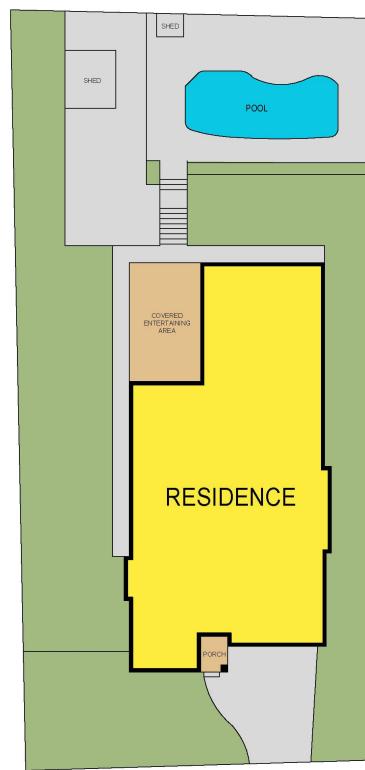
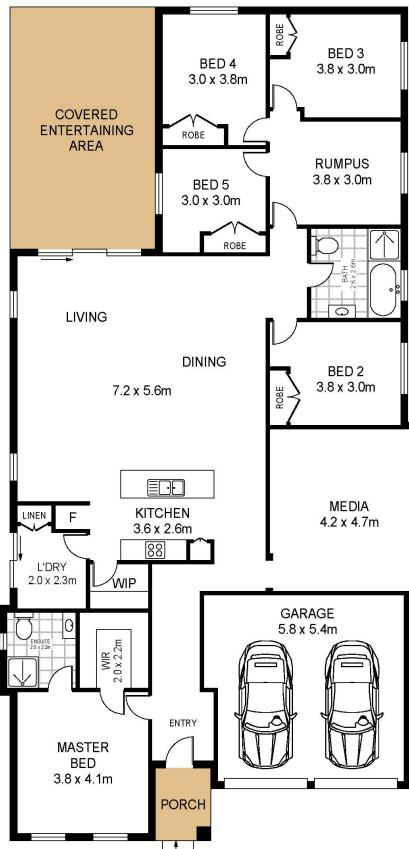
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## LJ Hooker Lake Macquarie (02) 4915 3800

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 **LJ Hooker**

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Total Internal Floor Area: 226 sqm

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.

