

63 Butler Drive, Wilton




## Dual Living = Dual Income &ndash; Don't Miss This One

A rare and high-performing investment opportunity in the fast-growing Wilton community. This modern dual-occupancy property offers a spacious family home plus a fully self-contained granny flat &ndash; perfect for investors, extended families, or live in one and rent out the other for extra income.

Land size 535.9m<sup>2</sup>, Wide = 17.86m x Depth = 30m

Main House Features:

- 4 generous bedrooms (1 downstairs + 3 upstairs)
- Master bedroom with walk-in robe & ensuite
- Multiple living areas including upstairs rumpus / office area
- Open-plan lounge, dining & kitchen
- Modern kitchen with pantry & quality appliances

6  3  2 

**FOR SALE**

Please Call

**AGENTS**

Henry Thai  
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Vincent Zhang  
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**AGENCY**

LJ Hooker Cabramatta  
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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**

- 2 bathrooms + separate laundry
- Alfresco entertaining area
- Double lock-up garage with internal access
- Low-maintenance yard

Granny Flat Features:

- 2 bedrooms with built-in robes
- Open-plan lounge / dining & kitchen
- Modern bathroom & internal laundry
- Private entry &ndash; fully self-contained
- Ideal for rental income or extended family

Smart Income Options:

- Live in one dwelling and rent out the other
- Strong combined rental potential: approx. \$1,250 per week
- Great for mortgage support or passive income
- High rental demand in Wilton

Location:

- Family-friendly estate
- Close to schools, parks, shops & transport
- Easy access to Picton & Campbelltown
- Growing suburb with future infrastructure
- **\*\*All offers must be in writing\*\***

Please be aware that all inquire a contact number and email address. Inquiries that do not have this information will not receive a response. All information contained therein is gathered from relevant third party sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own inquiries. Virtual/styling furniture may have been used.

## MORE DETAILS

Property ID 1FCTF8S  
Property Type House  
Land Area 535.9 m2

**Henry Thai 0433 499 722**

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