



## Wright, 5 Dot Butler Street

Private, Practical, and Spacious Delight

**\*\*Owners motivated to sell\*\***

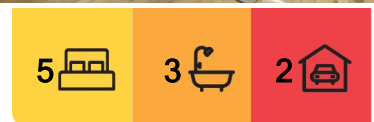
Introducing the luxurious 5-bedroom home you've been dreaming of. This stunning two-level home offers 5 spacious bedrooms and one library. From the moment you enter, you'll be captivated by the seamless blend of style and functionality in every corner.

Step inside and be greeted by the elegant hybrid timber floors that flow seamlessly throughout the house, creating a warm and inviting atmosphere. The bedrooms are tastefully carpeted, providing added comfort and coziness. Each room comes complete with built-in robes, offering ample storage space for all your needs.

Indulge in the luxury of the master suite, featuring an ensuite bathroom and with 2 other beautifully designed bathrooms, including a conveniently located downstairs bathroom with dual entry from the master suite and common area, convenience is at your fingertips.



**Disclaimer:** 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.



**For Sale**  
\$1,395,000+

**View**  
[ljhooker.com.au/1T0QFMF](https://ljhooker.com.au/1T0QFMF)

**Contact**  
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**EER** ★★★★★★

**LJ Hooker Manuka**  
(02) 6239 5551

The attention to detail in this home is unparalleled. Discover the dedicated sauna room, a personal oasis where you can unwind and rejuvenate. Additionally, a practical mud room ensures that your belongings stay organized and out of sight.

The kitchen is a chef's dream, featuring top-of-the-line appliances and a walk-in pantry that offers ample storage space. Prepare delicious meals and unleash your culinary creativity in this beautifully designed space.

Pet lovers will appreciate the thoughtful addition of a dog area, which doubles as a sunroom. Your furry companion will be able to enjoy their own space bathed in natural light, ensuring their comfort and happiness.

Escape to the privacy of the backyard oasis, surrounded by tall hedges that provide maximum security. The meticulously maintained garden is kept lush and vibrant year-round, thanks to an efficient irrigation system. Parking will never be an issue, with a double car park equipped for your convenience.

- \*5 bedrooms, including 2 master suites with ensuite bathrooms
- \*2 studies, one of which is a sophisticated library
- \*3 bathrooms, with a downstairs bathroom offering dual entry
- \*Balcony on the second level with stunning park views
- \*Engineered hybrid timber floors throughout the house
- \*Sauna room for relaxation and rejuvenation
- \*Mud room to keep belongings organized and out of sight
- \*Well-designed kitchen with top-of-the-line appliances and a walk-in pantry
- \*Dedicated dog area/sunroom for your furry friend's comfort
- \*Private backyard with tall hedges for maximum privacy and security
- \*Meticulously maintained garden with an efficient irrigation system
- \*Double glazed windows
- \*Double car parking for convenience
- \*House size over 330 sqm

This home offers plenty of room to live and grow. Don't let this opportunity slip away - contact us today to schedule a private viewing and immerse yourself in the epitome of luxury living on 5 Dot Butler Street in Wright.

## More About this Property

<b>Property ID</b>	1T0QFMF
<b>Property Type</b>	House
<b>Land Area</b>	450 m <sup>2</sup>
<b>EER</b>	5.5
<b>Including</b>	Study Balcony Built-in-Robes Liveability

**Samuel Thompson 0412 300 774**

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Manuka

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.