



## FOR SALE

### TICK ALL THE BOXES

Introducing 56 Butcherbird Loop, Erskine – a fantastic home presented by Rob Harwood @realty. Situated just moments from schools, shops, and the picturesque estuary, this property is ideal for downsizers or first-time buyers alike. Key features include:

- 3 generously sized bedrooms with built-in robes, offering ample space for large beds and furniture.
  - 2 modern bathrooms, including an ensuite for the master bedroom.
  - Spacious open living area.
  - Charming outdoor entertaining space complemented by low-maintenance gardens.
  - Split system air conditioning for comfort.
  - Timber laminate floors throughout living areas, with quality carpets in the bedrooms.
  - Huge double lock-up garage with a storeroom.
  - Positioned on a 300 sqm block opposite a vast nature reserve, and within walking distance to Cole's supermarket.
- Don't miss out on this opportunity – contact Rob Harwood @realty today to arrange your inspection.

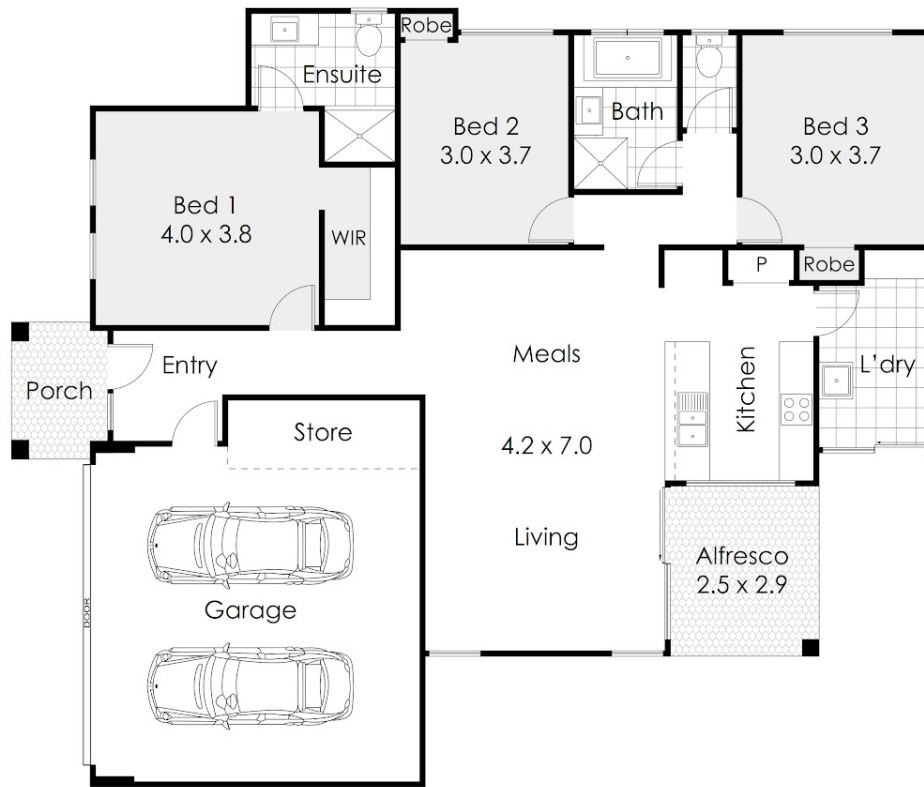
3 BED | 2 BATH | 4 CAR

**PRICE:**  
Offers From \$589,000

**OPEN FOR INSPECTION:**  
N/A



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## 56 Butcherbird Loop, Erskine

This floor plan is not to scale.  
Dimensions are approximate and therefore should only be used for illustrative purposes.

	164 m <sup>2</sup>
	3 Bed
	2 Bath
	2 Car

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.