







THAT EASY CARE LIFESTYLE

Positioned minutes from several local schools and less than 3km from the coast and freeway entry, this well-presented property offers four bedrooms with built-in robes, two modern bathrooms and a spacious open plan living area.

You'll love the neutral tones throughout the home that make it ready to move straight in and furnish with your own decor. Each of the bedrooms is fitted with carpet and Venetian blinds, and the generous main bedroom boasts a recessed ceiling, walk-in robe, split system air conditioning and contemporary ensuite.

The tiled living and dining area is light and bright, with reverse-cycle air conditioning to ensure your comfort throughout the seasons. In the beautifully appointed kitchen, you'll find gleaming engineered stone benchtops, a walk-in pantry, stainless steel cooking appliances and a double fridge recess - everything a keen chef needs for entertaining family and friends.

Everyone loves an alfresco under the main roof, and this one allows ample room for your BBQ and outdoor setting. Low maintenance gardens are fully reticulated, and you won't need a large yard to maintain with gorgeous Portaferry Park metres from your front door!

If you commute, Butler Station is only 2.5km from home, with bus stops a leisurely stroll away. All your shopping needs and amenities will be looked

4 2 2

Price LEASED BY XCEED
Property Type Rental
Property ID 27235

Agent Details

Kristie-Lee Newnham - 08 9207 2088

Office Details

Xceed Real Estate - Property Management
Level 8, 3 Hasler Road Herdsman, WA, 6017 Australia
08 9207 2088

after at Lukin Shopping Centre, just 200m from home!

Features:
• Four bedrooms, 2 bathrooms
• Open plan living area
• Contemporary kitchen with stone benchtops
• Stainless steel cooking appliances
• Carpets to the bedroom, tiling in living, kitchen and wet areas
• Split system A/C to main bedroom & living area
• Built-in robes to all bedrooms (walk-in to master)
• Downlights and Venetian blinds throughout
• Alfresco under the main roof
• Gas bayonet in the living area
• Easycare 254sqm block
• Double lock-up garage
• Low maintenance, reticulated gardens
• Security alarm

A little about the location:
• 100m to Portaferry Park
• 190m to Ashbourne Park
• 1.3km to East Butler Primary School
• 840m to Irene McCormack Catholic College
• 900m to Butler College
• 970m to Alkimos Baptist College
• 200m to Lukin Shopping Centre
• 370m to bus stops on Shepperton Drive
• 2.5km to Butler Station
• 2.8km to Quinns Beach
• 2.8km to Hester Ave Freeway entry

HOW TO BOOK AN INSPECTION FOR THIS PROPERTY
If you would like to book an inspection for this property, then simply scroll down past the description and click the 'Book an Inspection Time' button and select from one of the available times. If no time is currently available, register your interest and you will be alerted when the next inspection time is scheduled Happy house-hunting!

IMPORTANT INFORMATION:
1. Every person attending a home open needs to register their details individually and separately - anyone over 18 not registered may be denied entry due to capacity and Covid Register compliance

2. If there is no home open time listed, register your interest and you will be alerted when a time is booked - please do not enquire requesting a viewing as you will not receive a response

3. Due to the sheer volume of enquiries, we receive in this market, we cannot accommodate private inspections so please ensure you or a representative for you attends the scheduled time booked

4. If you live outside of the Perth Metro area and physically cannot attend a viewing or have a representative attend for you, please email the leasing

consultant direct to discuss

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.