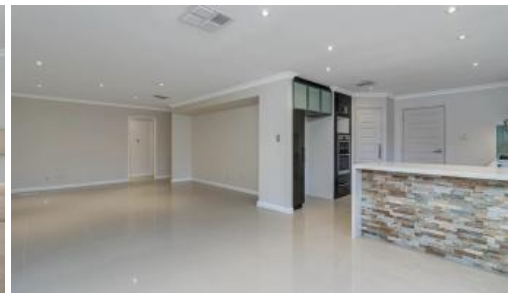


Leased



## GRAND FAMILY ABODE

🛏 5 🚿 2 🚗 2

### Spacious Family Living with Outdoor Entertaining in a Prime Location!

This beautifully maintained and generously sized family home, ideally positioned on a huge 600+sqm block in one of Butlers most convenient pockets. With five well-proportioned bedrooms and an expansive outdoor entertaining area, there's ample space for the whole family – pets and kids included!

Enjoy the ease of living just moments from local primary and secondary schools, parks, scenic lakes, Dome Café, local shops, and the train station – all within walking distance. This is a home that delivers comfort, convenience, and flexibility for years to come.

#### Property Highlights:

- **Master Retreat:** A spacious main bedroom complete with a walk-in robe, solid bamboo flooring, and a stylish ensuite featuring stone benchtops and a double shower with glass screens.
- **Generous Bedrooms:** The additional bedrooms are all generously sized with built-in robes, while the fifth bedroom is large enough to function as a games room or second living space.
- **Multiple Living Zones:** From the wide entry, a versatile living area awaits – ideal for use as a theatre room, activity space, or home office.
- **Chef's Kitchen:** Featuring quality stainless steel appliances, waterfall

**Price** \$800 Per Week  
**Property Type** Rental  
**Property ID** 31535

#### 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

**XCEED**   
**REAL ESTATE**

stone benchtops, dishwasher, walk-in pantry, ample storage including overhead cabinets, a double fridge recess, and direct shopper's entry – all overlooking the spacious open-plan living and dining area.

- **Entertainer's Alfresco:** Step outside to a decked alfresco surrounded by mature, easy-care gardens. With so much outdoor space, there's potential to add a pool or simply enjoy the private backyard just as it is.

**Additional Features:**

- Ducted air conditioning plus reverse cycle split system
- Security mesh screen to front door for added airflow and peace of mind
- Oversized linen storage and well-appointed laundry with overhead cabinetry
- Stone aggregate driveway and a larger-than-standard double garage
- Huge backyard with two garden sheds for extra storage

**Pets:** Pets considered

**Available:** From 23/04/2025

**Lease term:** 12-24 months minimum

*Please include a cover letter in your application.*

**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. 2apply applications will be accepted once the property has been viewed.

Home open dates and times are subject to change so it is essential you register so that we can keep you informed.

If no time is currently available, register your interest and you will be alerted when the next inspection time is scheduled.

**Life is better with Xceed®!**

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.