

Leased



11 Medstead Way, Butler



## LARGE FAMILY ABODE

Families, you will love this spacious 4-bedroom, 2-bathroom home located less than a five-minute drive to the beach.

Occupying a spacious block and set back from the street, this family home offers an immediate sense of space and serenity from the moment you arrive at the welcoming front veranda.

Master bedroom at the front of the home situated opposite the formal lounge/theatre room. The remaining three bedrooms are in their own wing and the spacious open plan living and dining area is the perfect spot for family and friends to come together.

Alfresco dining beneath the pitched patio will become second nature, especially within the easy-care garden with a lawn framed by pencil pines, which are so established they can even be admired from the front yard.

Many families move to the area for the excellent schools and proximity to the coast, where you have endless kilometres of beaches to explore, and glorious sunsets to enjoy. You also have easy access to shops, cafes, parks, public transport and main arterial roads, including the Mitchell Freeway and Butler Train Station a few minutes away.

Property features:

- 4 bedrooms (with built-in robes)
- 2 bathrooms
- Open plan living and dining flowing out to the alfresco dining
- Chef's kitchen with stainless steel appliances including a dishwasher

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**Price** LEASED BY XCEED

**Property Type** Rental

**Property ID** 27195

### Agent Details

Kristie-Lee Newnham - 08 9207 2088

### Office Details

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**XCEED**   
REAL ESTATE

- and gas cooktop, bench seating and a separate pantry
- Master bedroom with a walk-in robe and ensuite bathroom with double shower
- Formal lounge/theatre room with a recessed ceiling and feature lighting
- Separate wing with three bedrooms, main bathroom and laundry
- Main bathroom has a separate toilet and a bathtub
- Separate laundry with external access and great storage
- Ducted evaporative air-conditioning
- Double lock-up garage with a shoppers entrance
- Additional parking
- Fully enclosed garden with a powered shed and built-in work benches and raised garden beds with established plants and reticulation
- Paved and pitched patio

A little about the location...

- 500m Kingsbridge Park
- 1.4km to IGA Butler Food Market
- 1.6km to Butler College
- 1.7km to Brighton Village Shopping Centre
- 2.1km to Irene McCormack Catholic College
- 2.4km to the coast
- 3.4km to Quinns Dog Beach
- 3.4km to Quinns Beach Primary School

#### 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.*