

Leased



## 23 Talybont Bend, Butler

### Prime Location!

This spacious home offers entertaining space both inside and out. Perfectly positioned within walking distance to Aldi and all the central amenities of Butler Boulevard.

### Features we love!

- 4 bedrooms, master to the front, other bedrooms to the rear
- 2 bathrooms including large ensuite with separate WC
- Large kitchen with gas cooktop, electric oven and dishwasher
- 2 living areas, with separate lounge to front
- Separate laundry room
- Ducted air conditioned throughout home.
- Large alfresco for all your entertaining needs
- Double lock up garage

**Pets:** Considered on application.

**Lease Term:** 6 – 8 Months.

Photos to be added\*

### 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:

- 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

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<b>Price</b>	\$550 per week
<b>Property Type</b>	Rental
<b>Property ID</b>	28238

### Agent Details

Gary Birkinshaw - 08 9207 2088

### Office Details

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

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**REAL ESTATE**

- 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
- 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

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*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.*