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4 Brasted Way, Butler



## BIG FAMILY? TICK TICK TICK

Discover the perfect family home in the quiet streets of Butler. This impressive 4-bedroom, 2-bathroom property offers spacious living, modern comforts, and a convenient location that ticks all the boxes.

Situated just moments away from Marmion Avenue access and a short hop to Brighton Village Shopping Centre, this home provides tranquillity and accessibility. Step inside and be greeted by a thoughtfully designed layout catering to relaxation and entertainment. The front of the house is dedicated to the main bedroom, featuring a generous walk-in robe and ensuite bathroom complete with a shower, vanity, and WC. Across the hall, a carpeted formal lounge offers a versatile space that can be closed off from the rest of the home - perfect for entertaining guests or a peaceful retreat away from the central living areas.

Bedrooms 2 & 3, and 4 are equally inviting, boasting walk-in or built-in robes and sharing a family-sized bathroom with a separate bath and shower. The heart of the home includes a contemporary kitchen overlooking a spacious casual living and dining area. Equipped with ample storage, double sinks, a gas hob, and an electric wall oven, you'll enjoy a clear outlook over the sunny rear garden and alfresco area while preparing meals.

Additional property highlights include a separate laundry with ample bench space, a tub, and WC with side access. An activity room provides an ideal setting for a study or play area. Parking is a breeze with a double lock-up

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**Price** \$570 Per Week  
**Property Type** Rental  
**Property ID** 29002

### Agent Details

Kristie-Lee Newnham - 08 9207 2088

### Office Details

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garage and additional secure parking accessed through a lockable gate, great for boat owners wanting to take full advantage of the nearby Quinns Beach.

Features include:

- 4 bedrooms, 2 bathrooms
- Double lock-up garage with extra secure side parking
- Multiple living and entertainment spaces
- Generous 640sqm block
- Walk-in and built-in robes in all bedrooms
- Large alfresco under the main roof and easy-care garden
- Ducted air conditioning
- Open plan living, kitchen, and dining
- Separate laundry

A little about the location:

320m Alston Park

250m Butler College

820m Butler Primary School

450m Irene McCormack Catholic College

700m Butler Lake Lookout

800m Marmion Avenue access

690m IGA Butler

950m Coles Brighton

2.1km Jindalee Beach

**Pets:** Pets considered

**Available:** 28/07/2023

**Lease term:** 12 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. 2 apply 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.

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