

Leased



22 Newmarket Parade, Butler



## SHE IS STUNNING!

Moments from picturesque Eden Beach foreshore, this impressive abode occupies in family-friendly Butler. The beautifully presented home features considered design elements and contemporary finishes throughout.

Perfect for families who love to entertain - or be entertained - the enormous open-plan kitchen, living and dining area opens up to a large alfresco, surrounded by lush, manicured gardens and lawns. Inside, the purpose-built sunken theatre room boasts a recessed ceiling and provides the perfect space for family movie and games nights.

The kitchen's expansive breakfast bar is illuminated by subtle pendant lighting, and the striking metallic tiled splashback, stone benchtops, and sleek cabinetry add to its contemporary appeal. Stainless steel appliances include an under-bench electric oven and gas cooktop, and there are recesses for your dishwasher, fridge and microwave.

The three minor bedrooms have built-in robes, roller blinds and downlights, while the spacious master bedroom features a walk-in robe and an ensuite bathroom with twin vanities and a double shower. In the family bathroom, a bathtub provides a welcome reward after a hectic day. The home also features a well-equipped laundry and hallway linen closet to make organisation easy. The study located by the entrance provides a separate space for kids' homework, or a home office.

🛏 4 🚿 2 🚗 2

**Price** \$700.00 Per Week

**Property Type** Rental

**Property ID** 30389

### 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

Moments from local schools, beaches, Trinity Village Shopping Centre and Butler Station, this beautiful home is low maintenance and move-in ready.

Features:

- 4 bedrooms with built-in robes
- 2 well-appointed bathrooms
- Bathtub in the family bathroom
- Internal security alarm
- Gas hot water system
- Ducted reverse cycle air conditioning
- Quality carpets and window treatments throughout
- Porcelain tiling
- Double remote garage
- Alfresco area under the main roof
- Landscaped gardens
- Aggregate driveway

A little about the location:

- Nearby bus stops along Marmion Ave and Hollington Blvd
- 500 to John Butler Primary College
- 550m to Wild Bean Café
- 800m to Halesworth Park
- 850m to Trinity Village Shopping Centre
- 1.2km to Butler Station
- 1.3km Eden Beach Lookout and Playspace
- 1.4km to Jindee Beach
- 1.7km to Alkimos Primary School
- 500m to Alkimos College
- 2.7km to Brighton Community Garden

**Pets:** Pets considered

**/Available: From 26/06/2024**

**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. 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®!**

*rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*