

Leased



40 Butterick Place, Girrawheen



## Charming 3 x 2 Home

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PROUDLY PRESENTED BY DEON @ XCEED REAL ESTATE - YOUR LOCAL INVESTOR SPECIALIST

**Price** \$685.00 per week  
**Property Type** Rental  
**Property ID** 30690

Welcome to 40 Butterick Place. This well appointed, spacious 3-bedroom, 2-bathroom home offers a comfortable and practical living space, perfect for families seeking a comfortable and convenient lifestyle. Located in a highly desirable part of Girrawheen, this property is close proximity to Warwick Train Station and Liddel Park at the end of the road, making daily commutes and errands a breeze. Additionally, the home is just a 20-minute drive from the Perth CBD, with easy access via Wanneroo Road straight into the city.

### Agent Details

Deon Nickell-Davies - 08 9207 2088

### Office Details

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### Here's what makes this home truly exceptional:



- **Spacious Living:** Enjoy 219m<sup>2</sup> of dual zoned living space – twice the size of most standard Girrawheen homes!
- **Gourmet Kitchen:** Indulge in culinary delights with a magnificent gourmet kitchen featuring a glass splashback, stainless steel appliances including dishwasher, and ample storage.
- **Master Suite:** Relax and recharge in the master bedroom complete with reverse cycle air-conditioning, ceiling fan and a massive walk-in robe.

- **Minor Bedrooms:** Feature reverse cycle air-conditioning, ceiling fan and a built-in robes.
- **Modern Bathrooms:** Both bathrooms offer a modern touch with baths and separate toilets.
- **Kids' Paradise:** Keep the little ones entertained with a beautiful secure outdoor yard and fully reticulated gardens.
- **Outdoor Oasis:** Unwind and entertain in style with a custom-built sunlit alfresco area.
- **Powered Workshop:** The perfect space for the handyman in the family!
- **Solar Savings:** Enjoy significant savings on your energy bills with 3.9kW solar panels.
- **Comfort & Security:** Benefit from reverse cycle air conditioning in all bedrooms, a study nook, ceiling fans, skylights, and genuine CrimSafe security sliding doors.
- **Well-maintained:** This home has been lovingly cared for and is in good condition.

**Location:** Just minutes away from shops, parks, and all the amenities you need.

- Girrawheen Supermarket – 3 Mins
- Warwick Train Station – 7 mins
- Warwick Grove Shopping Mall – 5 mins
- Mitchell Freeway – 8 mins
- Karrinyup Shopping Centre - 14 Mins
- Hillarys Marina – 17 mins
- Girrawheen Senior Highschool
- Hudson Park Primary School
- Our Lady of Mercy Primary School
- Many other GREAT local amenities

**Don't miss this opportunity to own a truly magnificent home that offers the perfect blend of functionality and convenience. Contact us today for a viewing!**

**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.*