



## Butler, 23 Ferryside Road

Be Quick!

Built by Content Living, this amazing property is ideally located within the highly sought after Seahaven Estate in Butler.

Within walking distance to Cafes, Shops, Supermarkets, Tavern, Butler Train Station and so much more. This home provides a lifestyle you'll be happy to move straight into. There is a lovely welcome to this home with a verandah leading to the wide front entry. Synthetic lawns to the front and back provide low maintenance living without the compromise of a fresh green outlook. There is also a raised vegetable patch which makes cooking & barbecuing so much more fun when you can pick herbs, fruit or vegetables straight from your garden.

The spacious master bedroom has plenty of storage with his & hers walk in wardrobes, leading through to the en-suite with separate toilet. The secondary bedrooms are across the hallway and are divided by the family bathroom with separate toilet. There is a great

3 2 2

**For Lease**  
Please Call

**View**  
[ljhooker.com.au/3RGEFGJ](http://ljhooker.com.au/3RGEFGJ)

**Contact**  
**Olivia Dangerfield**  
[olivia.dangerfield@ljhooker.com.au](mailto:olivia.dangerfield@ljhooker.com.au)



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

**LJ Hooker City Residential**  
**(08) 9325 0700**

flow to this cleverly designed, eastern facing property and provides lots of light throughout. Living, dining and kitchen areas look out onto the undercover alfresco with bbq recess. The kitchen island is a great breakfast bar and also perfect for casual entertaining.

This property has been freshly painted throughout.

#### PROPERTY FEATURES:

- \* Master Bedroom with walk in wardrobes and Ceiling fan
- \* Secondary Bedrooms have built in wardrobes
- \* En-Suite Bathroom with double vanities and Separate Toilet
- \* Family Bathroom with Separate Toilet
- \* Separate Theatre Room
- \* Open Plan Kitchen, Living & Dining with 2 sets of sliding doors to Alfresco & Garden
- \* Feature Recessed Ceiling to Family Living
- \* Under Roof Alfresco with Recessed BBQ Nook
- \* Quality Kitchen with Entertaining Island
- \* Ducted Evaporative Air Conditioning
- \* Linen/Household Storage
- \* Large Laundry with Linen Storage
- \* Double Lock-Up Garage including space for store/workshop with direct access to the Garden and Laundry
- \* 1.5kw Solar Electric Panels

\*\*\*TO ARRANGE A VIEWING PLEASE CLICK ON THE 'CONTACT THE AGENT' BUTTON OR THE 'BOOK INSPECTION' BUTTON AND YOU WILL BE SENT AN INSTANT REPLY TO REGISTER FOR THE SCHEDULED VIEWING/S\*\*\*

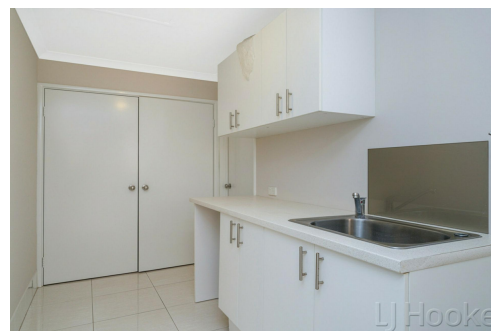
\*\*\*HOME OPEN TIMES ARE SUBJECT TO CHANGE WITHOUT NOTICE.\*\*\* Please be on time so you have sufficient time to fully view the property and ensure that it meets your requirements as viewing times cannot be extended, so as not to cause delays for the next home open. See You There.\*\*\*

## More About this Property

Property ID	3RGEFGJ
Property Type	House

**Olivia Dangerfield**  
Leasing Manager | olivia.dangerfield@ljhooker.com.au

**LJ Hooker City Residential (08) 9325 0700**  
Shop 30, 82 Royal Street, EAST PERTH WA 6004  
cityresperth@ljhooker.com.au | cityresperth@ljhooker.com.au



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