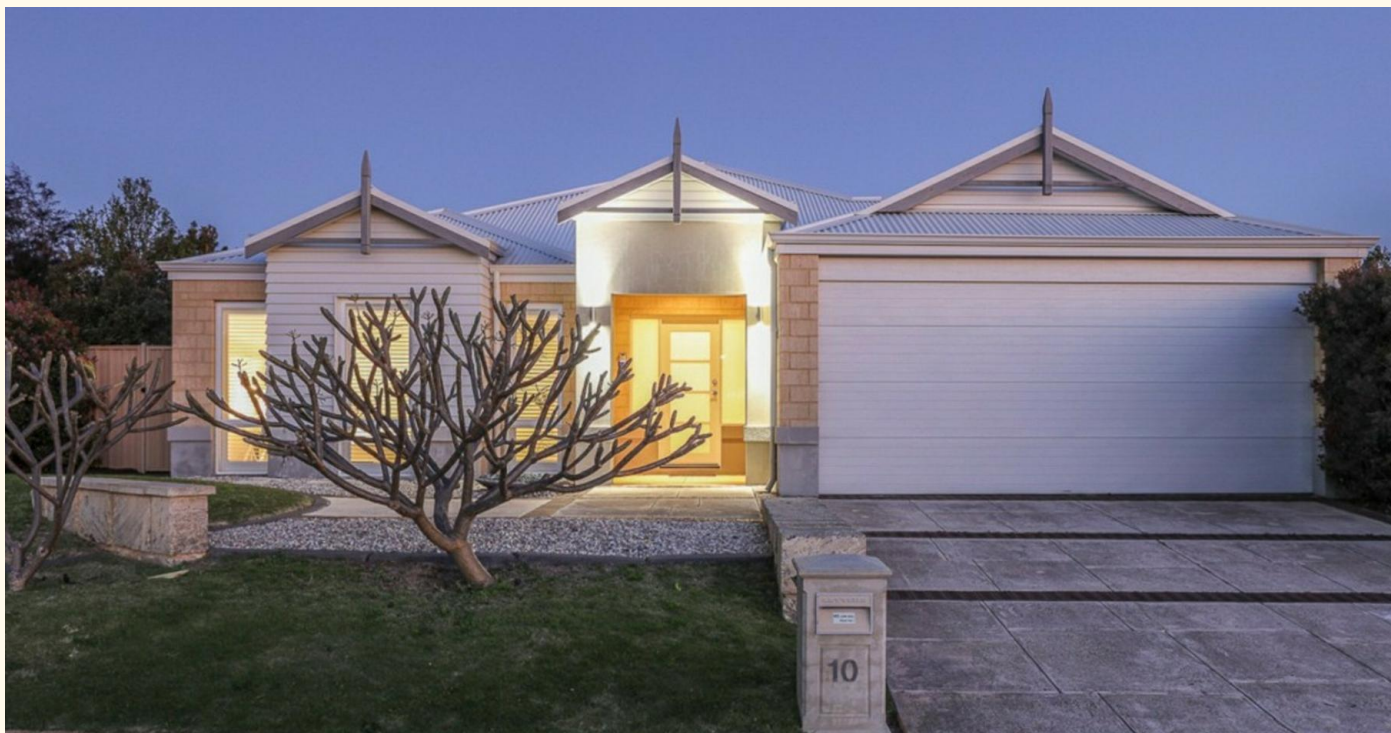




10 Landbeach Boulevard, Butler

QUALITY EX DISPLAY HOME

Step into coastal luxury with this stunning quality ex-display SCOTT PARK (The Grand Leeuw) built 2007, family home, beautifully designed with a timeless Hamptons-inspired beach style and an impressive, spacious floorplan. Stunning cathedral ceilings, spacious living zones, and generous bedrooms throughout, this home delivers comfort and why would you build? Make this your home with some finishing touches.

LOCATION

Perfectly positioned within walking distance to schools, transport, local shops, coastal cafés and restaurants. Kingsbridge park offers sporting facilities, walking paths, bbq areas, beautiful Kingsbridge lake & a buzzing cafe over looks the lake and park. This is the ultimate lifestyle opportunity for growing families. Set on a generous 594sqm block with an approximately 292sqm build (total), this home is packed with premium extras and quality finishes throughout.

THE ENTERTAINERS HOME

Designed for effortless entertaining and family living, this home features solid timber flooring, quality carpets, ducted reverse-cycle zoned air-conditioning, downlights and feature lighting, premium fixtures and fittings, master suite, theatre, living, and alfresco areas, plantation shutters and outdoor entertaining areas. This low-

4 2 2

FOR SALE

Offers \$949k+

VIEW

Sun 27th Sep @ 11:30AM - 12:00PM

AGENTS

Chrys Timpson
0424 839 055
chrys.timpson@ljhpxp.com.au

AGENCY

LJ Hooker City Residential
(08) 9325 0700

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.



maintenance home will complete your package!

FEATURES ARE ENDLESS...

- Grand portico entry with wide welcoming hallway
- Extra-large king-sized master retreat, twin walk-in robes, and luxury ensuite with double vanity, oversized glass shower, and separate toilet
- Fully equipped super-sized theatre room
- Stylish powder room conveniently located off the hallway
- Expansive open-plan kitchen, dining, and family living area opening seamlessly to the alfresco via double glass sliding doors
- Gourmet chef's kitchen featuring stone benchtops, double fridge recess, pantry, stainless steel appliances, filtered water tap, and built-in study nook
- Huge dining and family area with room for all the extended family
- Queen-sized secondary bedrooms with walk-in robes, upgraded vinyl plank flooring, and custom display shelving nooks
- Modern second bathroom with bath, vanity, and glass shower
- Central activity room with quality built-in timber cabinetry and extensive bench space
- Spacious laundry with built-in cabinetry, excellent bench space, and walk-in storage room
- Large alfresco entertaining area overlooking lush gardens with plenty of room for a future pool
- Extra-large double garage

MEASUREMENTS (approx)

House area 234sqm

Alfresco 18sqm

Garage 6m x 5.9m (36sqm)

Total Area - 293sqm

A beautifully presented family home offering space, luxury, plenty of extras and an unbeatable coastal lifestyle.. this is one you won't want to miss.

Call Chrys Timpson 0424839055 - for more details.

// Disclaimer —photos are not current and for illustrative purposes only //

MORE DETAILS

Property ID	3W3QFGJ
Property Type	House
House Size	234 m2
Land Area	594 m2
Including	Air Conditioning Outdoor Entertaining

Chrys Timpson 0424 839 055

Sales Executive | chrys.timpson@ljhpxp.com.au

LJ Hooker City Residential (08) 9325 0700

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ROOF FRAMING NOTES
 - ALL ROOF BEAMS SHOWN DIMENSIONAL ONLY.
 - CONVENTIONAL TIMBER FRAMED ROOF IN ACCORDANCE WITH AS 1684.
 - STRUCTURAL STEEL IN ACCORDANCE WITH BCA 3.4.4.
 - LVL'S IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.

BRICK LAYER NOTE:
 EXTERNAL BRICKS TO BE 290 x 162 x 90 (1st external course to be a 2 course brick)

NOTES:
 WIND RATING 'N'
 COASTAL CATEGORY 4 (APPROX 2350mm)
 EXTERNAL WALLS 2350mm IN CAVITY BRICK CONST. UNLESS NOTED OTHERWISE. BROWN EXTERNAL LEAF & 90mm EXTERNAL LEAF.
 ALL DIMENSIONS INDICATED ON PLANS ARE TO BRICK WORK ONLY. ROOM & OPENING SIZES WILL BE REDUCED WITH PLASTER FINISH.

NOTES:
 ALL INTERNAL WALLS ARE PLASTERED UNLESS NOTED OTHERWISE.
 ROUND DOWN PIPES' DOWNPIPE POSITION AT PLUMBER'S DISCRETION. FINAL POSITION MAY VARY TO PLAN.
 PROVIDE COLD PLUMBING TO DW RECESS.
 R1.0 BATTLE INSULATION TO HOUSE & GARAGE AREAS ONLY.



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 www.scottparkhomes.com.au

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 Please check plans, specifications and address carefully.
 All dimensions to take preference over verbal copyright.
 The plan shall remain the sole property of the builder and shall not be given, lent, copied or otherwise disposed or copied without the permission in writing of the builder.

THIS IS ONE OF THE DRAWINGS REFERRED TO IN THE CONTRACT.

DATED: _____
 OWNER: _____
 WITNESS: _____
 OWNER: _____
 WITNESS: _____
 BUILDER: _____
 WITNESS: _____

HOUSE NAME: **GRAND LEUWIN 2c (I)**
 AREAS:
 House Area = 233.50m²
 Alfresco Area = 17.55m²
 Garage Area = 36.39m²
 Porch Area = 5.26m²
 TOTAL AREA = 292.72m²
 House Perim. = 70.72m
 Roof Area = 315.07m²
 Gutter = 71.23m

DRAWING NAME: **FLOOR PLAN**
 VARIATIONS:
 Rev No. Variation Date Dim. By

SHEET No: **2 OF 6**
 REVISION: **A**
 JOB No: **06383s**
 CLIENT NAME: **DISPLAY.**
 SITE ADDRESS: **LOT 204 LANDBEACH BLVD, BUTLER.**
 SHIRE: **WANNEROO.**
 Drawn By: **R. WILTON** Date Drawn: **NOV '06** Scale: **1:100** CHECKED: _____