



3 Durley Way, Butler




## PERFECT FAMILY HOME, CENTRAL TO EVERYTHING!

// PHOTOS COMING SOON // CONTACT CHRYS  
TIMPSON YOUR LOCAL REAL ESTATE SPECIALIST FOR MORE  
DETAILS ON 0424839055

### LOCATION

Family home with 4 bedrooms, 2 bathrooms, in a quiet location tucked away in Durley Way. You are close to everything, a short walk to Brighton Village shops, Kingsbridge Lake and its surrounding parks. You can visit the close by Dome Café for a coffee with views of the lake and watch the world go by! Hop on to Marmion Avenue and you have the Jindalee Foreshore across the road for your daily strolls along the coast. With an abundance of coastal restaurants & cafes a few minutes' drive away along the northern coast including The Beach House, Oceans 27 & The Amberton. For shopping and convenience there is public transport with buses running in the area to Butler Station, and Butler Retail Park is close by.

The home features a workable floor plan with the master suite, walk in robe and ensuite to the front of the home, the three minor bedrooms (all with robes) share a kids activity room which can also double up as a work from home office. There is a dedicated home theatre room, and all the family, meals and games are towards the back of the

4  2  2 

### FOR SALE

Offers fr \$899,000

### VIEW

By Appointment

### 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.

 **LJ Hooker**

home with a central kitchen, and sliding doors leading out to the pitched patio, low maintenance gardens, ducted air conditioning to cool during the warmer months.

Block 504 sqm / Living 174 sqm / Built 2002

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

### MORE DETAILS

Property ID	3VEQFGJ
Property Type	House
Land Area	504 m2
Including	Air Conditioning Outdoor Entertaining

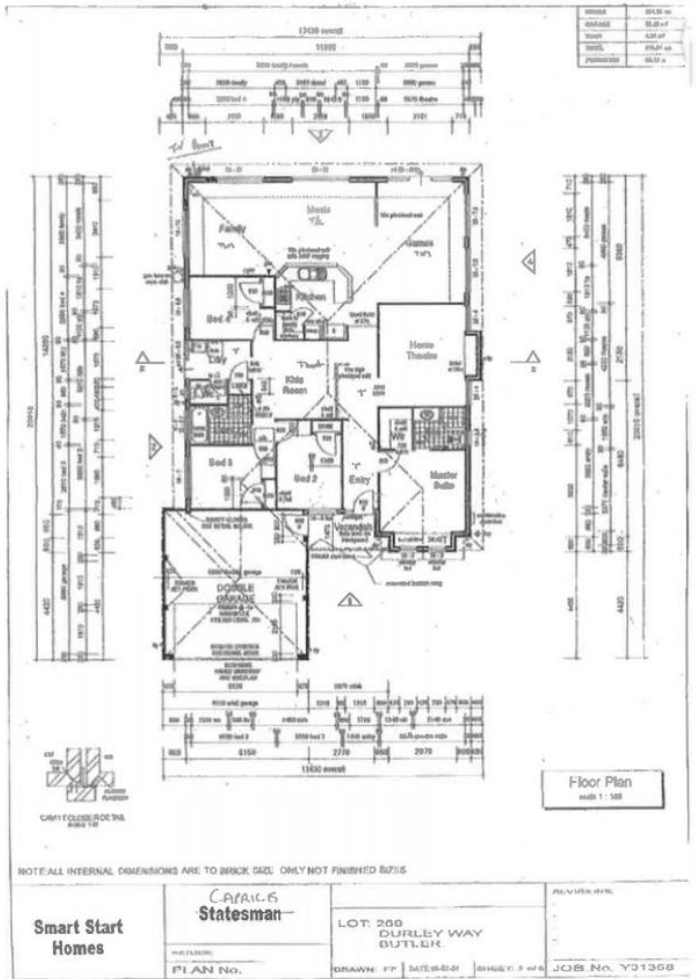
**Chrys Timpson 0424 839 055**

Sales Executive | [chrys.timpson@ljhpxp.com.au](mailto:chrys.timpson@ljhpxp.com.au)

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

Shop 30, 82 Royal Street, EAST PERTH WA 6004  
[cityresperth.ljhooker.com.au](http://cityresperth.ljhooker.com.au) | [hello@ljhpxp.com.au](mailto:hello@ljhpxp.com.au)





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.

