

5 Hereford Bend, Butler

Parkfront Perfection, Hidden in Plain Sight

Positioned directly opposite Deeside Park, 5 Hereford Bend delivers a rare combination of parkfront outlook and surprising privacy, with an unassuming street presence that keeps the home quietly tucked away from view.

Set on a 459m² block with 164m² of internal living, the home opens to a light-filled open-plan living and dining zone, where warm timber floors and generous proportions create an immediate sense of space and comfort. The layout flows effortlessly outdoors, reinforcing the home's relaxed, easy-living appeal.

The master suite is impressively scaled and appointed with dual walk-in robes and a private ensuite, while the separate theatre provides valuable second living - ideal for movie nights or a peaceful retreat away from the main hub.

Outdoors, the focus is firmly on easy, low-maintenance living without compromising on lifestyle appeal. The covered alfresco has been thoughtfully set up for entertaining, complete with a dedicated BBQ zone and private spa/jacuzzi - an inviting space to host friends or simply unwind in comfort. Neatly maintained garden beds, golden

3  2  2 

FOR SALE

Under Offer

AGENTS

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AGENCY

LJ Hooker Joondalup

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

palms, ficus plants and succulents line the boundary, creating a private, resort-style backdrop with minimal upkeep required.

Positioned for effortless connectivity, the home sits within close reach of local shops, quality schools, Butler Train Station and convenient freeway access - making daily commuting and weekend plans equally straightforward.

For more info, contact Matt Hemsworth.

MORE DETAILS

Property ID	KT1HRD
Property Type	House
House Size	164 m2
Land Area	459 m2
Including	Ensuite
	Air Conditioning
	Toilets (2)
	Spa
	Courtyard
	Dishwasher
	Outdoor Entertaining
	Floorboards
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Remote Garage
	Liveability

Matt Hemsworth 0488 070 954

Residential Property Sales | matthew.hemsworth@ljhooker.com.au

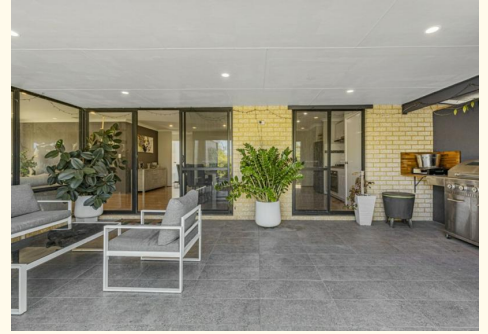
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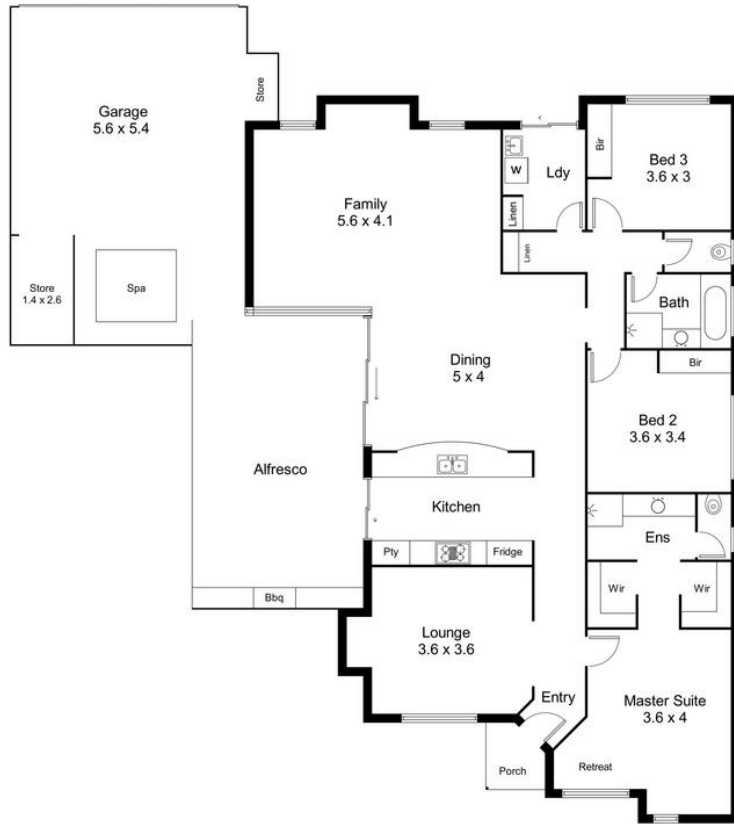
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For information and guidance purpose only / measurements shown are approximate