

Leased



Unit 1, 103 Caridean St, Heathridge

XCEED  
REAL ESTATE



## ONLY 55's Can Apply FOR THIS PROPERTY

Stunningly stylish and spacious, this immaculate 3 bedroom 2 bathroom "OVER 55's TENANTS" villa is safely and securely nestled within a brand-new complex of just seven properties that back on to the sprawling Admiral Park, also offering fantastic energy-efficient living, highlighted by solar panels on the roof which provide all of your electrical needs - including hot water and cooking - while the sun shines.

Aside from having no gas bills and very small electricity bills, a quality open-plan living, dining and kitchen area layout is complemented by feature LED down lighting, soaring high ceilings, sparkling stone bench tops and a security-alarm system, too. Modern appliances, double sinks and soft-closing cupboards and drawers grace a well-appointed kitchen, whilst an outdoor alfresco-entertaining space under the main roof can be accessed via the central hub of the home.

The bedrooms are all generously proportioned and have built-in wardrobes, including a sublime master suite that also comprises of its own private ensuite bathroom. The main bathroom services the two "minor" bedrooms and enjoys its own slice of the neutral décor on offer throughout, whilst an extra-large remote-controlled double garage benefits from a bonus storage area, as well as a handy internal shopper's entrance.

Representing outstanding value for retirees and experienced downsizers, this exceptional abode is perfectly positioned right next door to the Heathridge

3 2 2

<b>Price</b>	\$350 per week
<b>Property Type</b>	Rental
<b>Property ID</b>	15702

### Agent Details

Petr Seidel - 08 9207 2088

### Office Details

Xceed Real Estate - Property Management  
Level 8, 3 Hasler Road Herdsman,  
WA, 6017 Australia  
08 9207 2088

XCEED  
REAL ESTATE

Village neighbourhood shopping centre and is so close to bus stops, restaurants, Heathridge Primary School for the grandchildren, the freeway, more shopping and medical facilities within the nearby Joondalup CBD, Edgewater Train Station, Craigie Leisure Centre, the new-look Westfield Whitford City and pristine northern beaches. The definition of low-maintenance living awaits you here!

XceedRE have been working hard to arrange some fantastic new offers for our new tenants signing up with us!

ALL of our new tenants will be receiving a fresh Fruit & Veg Gift Box thanks to our good friends at Fruit & Veggies R Us!

XceedRE have also teamed up with Green Zone Fitness & Goodlife Health Clubs around Perth to offer all of our new tenants 1 MONTH FREE MEMBERSHIP! If that doesn't suit you, no sweat! We have some other awesome gyms throughout the metro area offering free memberships too.

In addition to the above, XceedRE will provide you with 1 MONTH FREE internet service through Aria Telco Management – this is an average savings of \$80! The plan and choice are all yours and all you will need to do is contact Aria Telco Management and they will handle the rest.

Speak to one of our Leasing Consultants for more information about these great offers! For a limited time only.

Tenant Reward Program: At Xceed Real Estate we have a Tenant Reward Program for our tenants who pay their rent on time & keep their property looking its best. It's more rewarding to rent with XceedRE!

To arrange a viewing, please click the "Request an Inspection Time" button and select your preferred inspection time. \*If no times are available, please complete the "Book an Inspection" form, let us know when suits you best & you will be notified when we schedule the next viewing.

Property Code: 15702

*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.*