

Leased



9 Semaphore Ave, Burns Beach



## Your Oasis By The Beach

Located on a quality Burns Beach street that is nestled just metres away from the gorgeous Grand Ocean Park around the corner, this quality 4 bedroom 2 bathroom family home defines low-maintenance coastal living and will pleasantly impress throughout.

Close to the Bramston Park Community Centre, top schools, shopping at Currambine Central, world-class golf at Joondalup Resort, public transport at Currambine Station, the freeway, seaside cafes and restaurants, Mindarie Marina and the glorious surf and sand at beautiful Burns Beach, this immaculate haven will please your loved ones in every aspect. "Simply stunning" is an understatement!

Other features include, but are not limited to:

- Featured double-door entrance
- Large remote-controlled double garage with access internal shopper's entry and rear roller-door access
- Fully-tiled throughout all main living areas
- Carpeted bedrooms all with built-in robe/walk in robe
- Large kitchen with ample storage and double door fringe recess
- Five-burner cooktop & two ovens, dishwasher and a breakfast bar for casual meals
- Spacious laundry with plenty of storage options, plus outdoor access
- Open-plan family, dining and kitchen area that is infused with natural sunlight

🛏 4 🚿 2 🚗 2

<b>Price</b>	700 Per Week
<b>Property Type</b>	Rental
<b>Property ID</b>	15744

### Agent Details

Gary Birkinshaw - 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

- Theatre with double-door entrance
- Separate study nook off hallway
- Ducted and zoned reverse-cycle air-conditioning
- Quality plantation shutters to windows
- Fabulous undercover entertaining area for all year round entertaining
- Huge side access gate to backyard
- Beautifully presented front lawns and gardens with regular maintenance included
- Below ground swimming pool with monthly pool maintenance included
- Available from 6th May 2019
- Pets negotiable on application

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.

**\*\*\*\*Goodlife Health Club Mount Lawley only offer 2 weeks\*\*\*\***

*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.*