

Leased



99A Cooper St, Madeley



She's got that WOW factor!

WE ARE STILL LEASING PROPERTY! Due to the COVID-19 outbreak and subsequent health and safety requirements, we have had to reassess the way we lease property. The new process is simple,

1. View the advert in detail, for your convenience we have provided a virtual video tour so you can walk through the home (where available).

1. Apply online - it's easy! Simply click 'contact agent' and request an application link. We will email you a link for you to follow the prompts.

2. If your application is approved - We will book a private viewing of the property with you.

Our lease signing process and tenant induction is all done electronically to minimise social contact.

Situated on a low maintenance block, this 4 bedroom, 2 bathroom light filled home is beautifully presented.

Features include:

- A functional layout
- Separate lounge/theatre room
- Open plan kitchen and living area
- Entertainers pati
- Security screen throughout

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<b>Price</b>	\$500 per week
<b>Property Type</b>	Rental
<b>Property ID</b>	16927

#### 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

- Beautifully manicured gardens
- Automatic double garage
- Air conditioning throughout
- Located close to local shops, schools and local transport routes
- Low maintenance, established front garden with reticulation
- Sheltered entry
- Modern kitchen with plenty of cupboard space and stainless steel appliances
- Separate theatre room off the main living area that can be closed off
- Master bedroom with huge large walk-in robe and private ensuite
- Minor bedrooms of double size with built-in robes
- Light & bright bathroom with separate bath and shower
- Well-appointed laundry back off the kitchen area
- Low maintenance rear yard with artificial turf, decking and entertainers pitched patio
- Double car garage with automatic roller door and shoppers entrance
- Rear access via garage

Located close to:

- Amstel Park
- Kingsway Shopping Centre
- Kingsway Sporting Complex
- Local IGA Shopping Centre
- Wanneroo Markets
- Wangara Bunnings & Industrial Area
- Local Bus Stops
- Whitfords Train Station
- Madeley Primary School
- Ashdale Secondary

You are sure to be impressed with the features this home offers great value in a great suburb.

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

XceedRE have also teamed up with some of Perth's best gyms to offer all of our new tenants 1 MONTH FREE MEMBERSHIP!

In addition to the above, XceedRE will provide you with 1 MONTH FREE internet service – this is an average savings of \$80! Let us know if you'd like to take us up on this and we can put you in touch with the provider to choose your plan.

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: 16927

*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.*