



## PERFECT YARD FOR PETS

### HOW TO BOOK AN INSPECTION FOR THIS PROPERTY

If you would like to book an inspection for this property then simply scroll down past the description and click the 'Book an Inspection Time' button and select from one of the available times.

Happy house-hunting

This 3 bedroom home in beautiful leafy West Leederville is a must to view. Conveniently located with a few minutes walk to lake monger and a short distance to West Leederville Train Station. Also walking distance to Leederville Cafe and Entertainment Strip. Few minutes drive to Subi Centro and easy convenient freeway access North and South bound.

#### Features:

- Three large double sized bedrooms with neutral carpets & curtains.
- Tiled Kitchen/ meals area with plenty of cupboard space, gas cooking, electric oven and air conditioning.
- Bathroom with roman bath with vanity.
- Lounge with parquetry flooring and gas heating.
- Internal laundry leading to backyard.
- Automatic Roller Shutters on windows
- Entertainers delight with expansive outdoor setting
- 2 Toilets both internal and external.

🛏 3 🚿 1 🚗 2

#### Price

OFFERS FROM \$550  
Per Week

#### Property Type

Rental

#### Property ID

25319

#### Agent Details

Joe Da Mata - 0406 237 964

#### Office Details

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

**XCEED**   
REAL ESTATE

Undercover paved patio and grassed areas.

You can even grow your own vegetables or simply pick the citrus fruit in the large back garden.

Front patio to watch the world go by. Views to the lake from the front yard.

Single lock up garage with wine cellar or storage space. Plus a shed in the backyard.

Rear access from Right of way.

Large secured yard for pets.

PETS WELCOMED!

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: 25319

*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.*