

Leased



4 Mentone Rd, Balga



## Big Balga Beauty!

### 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. If no time is currently available, register your interest and you will be alerted when the next inspection time is scheduled

Happy house-hunting!

Nestled in a quiet pocket of Balga and privately positioned back on the block you will find this large 4x2 family home with huge yard and entertaining area, just waiting for you to come and enjoy summer BBQs with family and friends.

Featuring wood look flooring to the living areas, separate dining and lounge and an updated kitchen, this home has space for the whole family.

With a recent paint touch up, new curtains and soon to be new flooring to the bedrooms\*, this property is a fresh blank canvas.

### Features we love

Large bedrooms with high ceilings

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<b>Price</b>	\$380 per week
<b>Property Type</b>	Rental
<b>Property ID</b>	26874

### 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

Separate kitchen / dining / lounge areas

Updated functional kitchen

Gas stovetop

Easy care flooring to living areas

Huge entertaining area

Plenty of grass for the kids and pets

Beautiful shady established trees

Large lock up shed

Family bathroom with bath

Drive through garage

Parking at the front for 4+ cars

Well behaved pets considered

- **Carpets to bedrooms will be replaced prior to a new tenancy**

#### IMPORTANT INFORMATION:

Every person attending a home open needs to register their details individually and separately – anyone over 18 not registered may be denied entry due to capacity and Covid Register compliance

1. If there is no home open time listed, register your interest and you will be alerted when a time is booked – please do not enquire requesting a viewing as you will not receive a response
2. Due to the sheer volume of enquiries we receive in this market, we cannot accommodate private inspections so please ensure you or a representative for you attends the scheduled time booked
3. If you live outside of the Perth Metro area and physically cannot attend a viewing or have a representative attend for you, please email the leasing consultant direct to discuss

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

- 1 months FREE gym membership
- 1 months free internet services (average savings of \$80!)
- Tenant rewards program for our tenants who pay their rent on time & keep their property looking its best. It's more rewarding to rent with XceedRE!

Life is better with Xceed!

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.