

Leased



3, 56 Spencer Ave, Yokine



## LOCK UP AND LEAVE!

Centrally located within walking distance to public transport and nearby, parks and Perth CBD, this neat and tidy (freshly painted) one bedroom home offers an ideal home for a single or couple wanting a lockup and leave lifestyle.

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<b>Price</b>	\$300 per week
<b>Property Type</b>	Rental
<b>Property ID</b>	26902

### 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

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## WHAT WE LOVE:

- Open plan kitchen, living, dining
- Kitchen with gas cooking and good cupboard space
- Generously sized bedroom
- Practical combined bathroom/laundry- (Separate communal laundry and washing lines also available)
- Fridge and washing machine included
- Undercover carport
- Easy lock up and leave lifestyle
- Small complex of 16

## LOCATION!

- Nestled in a quiet street setting, walk to nearby Yokine Reserve
- Within walking distance to public transport
- Short drive to nearby Dog Swamp Shopping Centre & Western Australia Gold Club
- 5km to Perth City

## 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!

### IMPORTANT INFORMATION:

1. 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
2. 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
3. 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
4. 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.*