

Leased



32 Excelsior Drive, Canning Vale



## Modern Family Home Overlooking Lake!

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Overlooking a lake and down the road from a great school, this property has a lot to offer any family. Located in an established street in a quiet area, there are nearby parks and good schools. Easy access to major traffic links including Nicholson Rd and the Roe Highway is a great feature and there is a major shopping centre nearby, and the Carousel Shopping Centre is just a short drive away.

### Features:

- Large master suite with ensuite bathroom, large walk-in-robe and a bay window
- Off the bedroom is a huge parents retreat - ideal for a study, babies room or home gym
- 3 large family bedrooms - two with built-in-rob
- Family bathroom that has a walk in shower and full size bath
- Formal lounge at the front of the house
- Modern kitchen with stainless appliances overlooking family room and dining area
- Dining area has a wall of windows looking onto the paved patio area
- Large laundry located directly off the kitchen area with its own outside access
- Fully fenced back yard
- Lawn and easy care garden fully reticulated

**Price** \$500 per week  
**Property Type** Rental  
**Property ID** 26954

### 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**

- Double garage with remote door
- Ducted evaporative a/c throughout
- Pets considered

## 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:

- 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
- 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
- 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
- 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.*