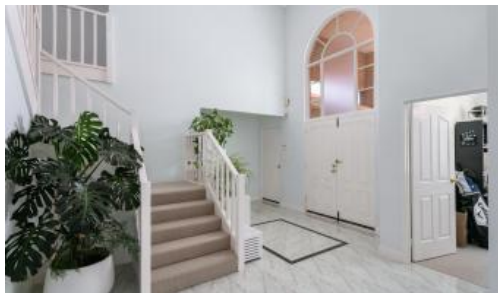
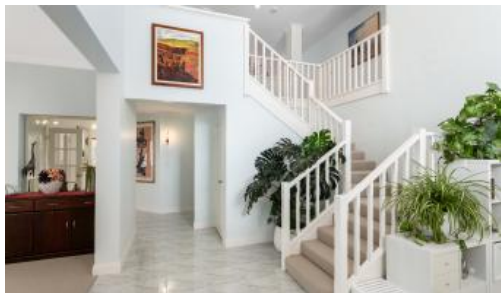


Leased



### 3 Deanery Mews, Churchlands



#### EXECUTIVE HOME!

Be impressed by the generous proportions, large open plan living areas and immaculate presentation much loved 5 bedroom, 3 bathroom family home located in a child friendly whisper quiet cul de sac within highly desirable Floreat Lakes Estate.

On the ground floor the grand light filled entry foyer with double height void and staircase welcomes you to this practical and homely freshly painted and carpeted residence featuring lounge and dining/music rooms, huge kitchen with solid timber doors, massive open plan family/meals and media living area, high ceilings, guest bedroom with ensuite and study or 6th bedroom.

The first floor enjoys city skyline glimpses from the spacious open plan retreat which separates the extra-large master bedroom wing from the 3 other double sized bedrooms.

#### ACCOMMODATION

##### Ground Floor

- Light filled grand entry foyer featuring two storey void
- Formal lounge and dining/music rooms with French doors and gas heater bayonet
- Huge open plan meals, family and games room with gas heater bayonet

5 3 2

**Price** From \$1200 per week

**Property Type** Rental

**Property ID** 26963

#### 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

and split system air-conditioner opening onto the rear alfresco and private sunny garden

- Large kitchen with solid timber doors, double fridge recess, pantry, gas hotplates, gas wall oven and dishwasher
- Guest bedroom 5 with built in robe
- Bathroom 3/powder room (ensuite to guest bedroom) with separate w/c and hand basin
- Study or bedroom 6 (if required) adjoining front entry foyer

### **First Floor**

- Open plan activity/retreat with gas heater bayonet
- Generous master bedroom featuring large walk in robe
- Fully tiled ensuite bathroom incorporating twin basin vanity, spa bath, twin head shower and separate w/c
- Bedrooms 2, 3 and 4 all have built in robes
- Fully tiled main bathroom with glass screened shower, separate bath, vanity and separate w/c

### **OTHER FEATURES**

- High ceilings and large windows for a light and bright ambience
- Covered rear alfresco area and low maintenance established rear garden with synthetic grass and a variety of established fruit trees
- Covered front portico
- Double garage with remote controlled door
- Established garden reticulated from mains water
- Ducted evaporative air-conditioning to first floor and entry foyer
- Split system air-conditioner to lower main living area
- External store room
- Walk in linen cupboard and under stair storage
- City skyline glimpses from first floor
- Open leafy views from the majority of windows

### **AREA HIGHLIGHTS**

- Only a few hundred metres stroll to the edge of picturesque Herdsman Lake and wildlife reserve offering a quiet relaxed lifestyle with an abundance of birdlife
- Surrounded by a selection of nearby private and public schools including Churchlands Senior High School, Woodlands Primary School, Hale School, Newman College, Holy Rosary Primary School, The International School, Chrysalis Montessori School and St Mary's Girl's School.
- Easy access to public transport including the Circle bus route and Special Events bus direct to Optus Stadium
- Convenient access to the city centre and glorious coastline
- Numerous restaurants, local and major shopping centres within a few minutes drive
- Underground power for a neater streetscape

## **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.*