

Leased



104A Hale Rd, Wembley Downs



## Private Hidden Gem

Located in a super handy central location, easy walking distance to schools, shops and buses, this freshly painted, immaculate 4 bedroom, 2 bathroom single level home is set on a generous 524 SQM fully walled rear block ensuring ample privacy, peace & quiet.

Accommodation includes a spacious open plan family, meals (or study) and kitchen that flows onto a party sized covered patio and entertaining, a separate lounge room/activity and dining located at the front of the home, master bedroom featuring walk in robe and a fully tiled renovated ensuite and a separate minor bedroom wing incorporating 3 bedrooms (all with BIR's), renovated main bathroom and laundry located to the rear of the home.

Externally the garden is low maintenance incorporating established trees, shrubs and paving. There is ample parking within the gated lot to park additional cars, caravan or a boat.

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**Price** Leased by Robyn Lee  
**Property Type** Rental  
**Property ID** 27382

### 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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## OTHER FEATURES

\*Spacious covered alfresco entertaining area

\*Freshly painted

- \*Fully equipped kitchen featuring gas cook top, Miele wall oven, dishwasher and pantry
- \*Quality solid wood and timber laminate flooring to the majority of the home
- \*Paved low maintenance outside areas and established garden
- \*2 x garden sheds
- \*Split system reverse cycle air-conditioning systems
- \*Security screens to windows
- \*Separate laundry with w/c and external door to clothes line area
- \*Spacious and private 524 SQM fully walled rear lot with entrance gate
- \*Ample additional parking for cars, caravan or boat

## AREA HIGHLIGHTS

- \* Within Wembley Downs Primary School and Churchlands Senior High School catchment areas
- \*Hale School an easy 8 minute walk away
- \*Newman College an easy bike riding distance
- \*Various parks, sports fields and bush walks nearby
- \*Only a few kms to a selection of fabulous beaches
- \*Surrounded by numerous local and major shopping centres including The Downs Shopping Centre, Woodlands Shopping Centre, Floreat Forum, Ocean Village, Empire Village Shopping Centre, Herdsman Fresh, Westfield Innaloo and Karrinyup Shopping Centre
- \*Wembley Golf Course and leisure complex nearby
- \*Bold Park Aquatic Centre nearby
- \*Perth CBD approximately 12 km away
- \*Major bus routes mere metres from your doorstep

## 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.*