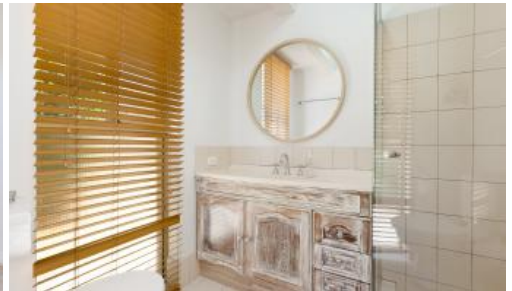


Leased



9 Dennell Court, Marangaroo



## FAMILY FRIENDLY & FUNCTIONAL

4 2 1

### Charming 4-Bedroom Family Home in a Peaceful Cul-De-Sac

Located in a serene cul-de-sac, this spacious 4-bedroom, 2-bathroom home is perfect for family living in a fantastic, well-connected location. The heart of the home is its expansive open-plan family, meals, and kitchen area, designed to create a seamless flow for easy living and entertaining. The kitchen is equipped with great appliances, including an oven, soft-closing drawers, granite countertops, a dishwasher, and ample storage space.

For added privacy and attention living zones, there is a formal lounge and dining room situated off the main entry, featuring an electric roller shutter, a gas bayonet, and a convenient computer nook.

The master bedroom, positioned at the front of the house for ultimate privacy, offers a retreat-like experience with a retractable ceiling fan, electric roller shutters, a walk-in wardrobe, and an ensuite bathroom with a shower, toilet, and vanity. The remaining three bedrooms, located at the rear of the house, offer built-in wardrobes, with one also featuring a retractable ceiling fan. The main bathroom is complete with a shower, bathtub, separate toilet, and a laundry room with a large linen cupboard.

The outdoor area is perfect for entertaining, with a spacious, paved wraparound patio, a large shed, and dual gated entrances on either side of the property. Additional features include a single carport, plenty of parking, security screens to all external doors, and window locks throughout.

**Price** \$700 Per Week  
**Property Type** Rental  
**Property ID** 31210

### Agent Details

Kristie-Lee Newnham - 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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**REAL ESTATE**

With easy access to public transport, this home is conveniently located just 5km approx from Warwick Train Station, within walking distance of bus stops on Jefferson St, and close to Rawlinson Primary School. The nearby Kingsway Sporting Complex, local parklands, football fields, Marangaroo Golf Course, Mercy College, Kingsway Christian College, Kingsway City Shopping Centre, Alexander Heights Shopping Centre, and a variety of restaurants and fitness facilities make this home the perfect place to settle.

**Available: 17/01/2025**

**Lease term:** 12 months minimum

*Please include a cover letter in your application.*

#### **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. 2apply applications will be accepted once the property has been viewed.

Home open dates and times are subject to change so it is essential you register so that we can keep you informed.

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

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*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.*