

Leased



73A Arrowsmith Avenue, Dawesville



Brand New + Prime Location

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### Brand New Dual Key Home – Peaceful Living, Prime Location

Welcome to your hassle-free, low-maintenance dream home in beautiful Dawesville. Set directly opposite a quiet reserve and just minutes from beaches and shopping, this property is all about comfort, convenience, and relaxed coastal living.

#### Why You'll Love It:

Brand New & Move-In Ready – Simply unpack and enjoy!  
Modern Open-Plan Living – Designed for effortless indoor-outdoor flow  
Stylish Kitchen – Gas cooktop, oven, stone benchtops & dishwasher  
Two Spacious Bedrooms - Built in robes, carpeted comfort  
Climate Control – Split system air conditioning in the master and main living area  
Outdoor Entertaining – Easy-care garden and alfresco-ready space  
European Laundry  
Single carport

**Price** \$430.00 per week  
**Property Type** Rental  
**Property ID** 31580

#### 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

**XCEED**   
REAL ESTATE

#### Location Highlights:

- Opposite tranquil reserve – no direct neighbors in front
- Short stroll to **supermarket (600m)** and local shops
- Close to **schools, kindergartens, parks & amenities**

- Minutes to **stunning Dawesville beaches**
- Warm, welcoming **community vibe**

**Note:** Carport on the right-hand side is included for use. Access to the main house garage must remain clear.

\*Please note the front landscaping has been photoshopped and is not a current reflection of the property.

Available: 02/05/2025

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.

*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.*