

Just Listed



12/40 Cambridge Street, West Leederville



## Easy-Care Lifestyle in the Heart of West Leederville

Enjoy convenience, security, and city-fringe living in this low-maintenance 1-bedroom apartment located in the vibrant heart of West Leederville. Perfect for singles or couples, this light-filled unit offers everything you need for comfortable living, just steps from shops, cafes, public transport, and Lake Monger.

### Property Features:

- One carpeted bedroom
- Carpeted living area for comfort and warmth
- Private balcony
- Neat kitchen with gas cooking, pantry, and included fridge/freezer
- Secure complex with lift access
- 1 allocated car bay in gated parking area
- Communal coin-operated laundry on ground level

### Location Highlights:

- Walk to West Leederville Train Station
- Close to Lake Monger, Subiaco, and Leederville café strip
- Surrounded by local cafes, grocers, gyms, and eateries
- Easy freeway access and a short trip to the Perth CBD

*Please include a cover letter in your application.*

**AVAILABLE JULY 16TH**

**Pets:** Sorry, no pets - as per Strata bylaws

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<b>Price</b>	\$460 Per Week
<b>Property Type</b>	Rental
<b>Property ID</b>	31829

### Agent Details

Amelia Blaauw - 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

**Lease:** 12-months

### **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.

**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.*