

Leased



2 Sunset Drive, Ballajura



Charming 3-Bedroom Home Perfectly Located!

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Discover this beautifully maintained and freshly painted 3-bedroom, 1-bathroom home that combines comfort, style, and convenience. With a **BRAND NEW** bathroom and WC, this cozy residence is perfect for families, couples, or professionals seeking a peaceful yet accessible lifestyle. The warm timber look flooring throughout adds a touch of elegance to the inviting space.

Price \$650.00 per week
Property Type Rental
Property ID 31976

Agent Details

Deon Nickell-Davies - 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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Property Features:

- 3 Bedrooms, 2 with built-in robes for ample storage
- Modern, brand new bathroom and separate WC
- Bright and spacious lounge/dining area
- Separate laundry for added practicality
- Full security screens throughout for peace of mind
- Huge outdoor patio and expansive paved area – ideal for entertaining!
- Single garage plus parking for two or more cars
- Reverse cycle air conditioning to keep comfortable year-round
- Convenient garden shed for gardening and storage needs

Transparency Notice for Prospective Tenants:

Please be aware that there will be upcoming subdivision works at the

property, which are scheduled to commence within the next 6 to 12 months, there will be some temporary inconveniences related to the rear yard of the property. The site works are expected to be completed within approximately 6 to 8 weeks.

As part of these developments, the following improvements will take place:

- The rear and side boundary fences will be replaced to ensure secure and compliant fencing around the property.
- The rear yard (lawn area) will be excavated and new foundations laid.
- Retaining walls will be constructed around the boundary fences to enhance stability and drainage.

To accommodate these ongoing works and to minimise disturbances to tenants during this period, the rent will be temporarily reduced to \$600 per week while the landscaping to the rear of the property is completed.

Location Highlights: Enjoy the best of both worlds — a tranquil setting within walking distance to a lovely park and lake for outdoor fun or relaxing weekends. Conveniently close to shopping centres, primary and high schools, and public transport options including the bus stop. Everything you need is within easy reach, making this home a perfect choice for a vibrant, connected lifestyle.

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. 2 apply 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!

ARE YOU A PROPERTY OWNER LOOKING TO LEASE YOUR HOME? If you are looking for property management support, we would love to speak to you. Contact our Investment Consultant Deon Nickell-Davies via deon@xceedre.com.au to find out how we can help with your property management needs.

Disclaimer - Whilst every care has been taken in the preparation of this advertisement, all information supplied by the owners and the owners agent is provided in good faith. Prospective tenants are encouraged to make their own enquiries to satisfy themselves on all pertinent matters. Images are for illustrative purposes.

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.