

Leased



21 Launceston Avenue, City Beach



## CLASSIC SOUTH CITY BEACH LIFESTYLE

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PROUDLY PRESENTED BY DEON @ XCEED REAL ESTATE - YOUR LOCAL INVESTOR SPECIALIST

**Price** \$1100.00 Per Week

**Property Type** Rental

**Property ID** 31977

### 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

### Property Highlights:

- Generous layout with 4 bedrooms plus a dedicated study
- Two very neat bathrooms
- Three versatile living zones for relaxed family living
- Stunning solid Jarrah floorboards throughout the living spaces
- Covered outdoor patio nestled amongst a tranquil Paperbark tree, ideal for outdoor gatherings
- Thoughtfully designed with the main living area opening onto a north-facing front lawn, filled with natural sunlight and protected from

**XCEED**   
**REAL ESTATE**

prevailing south-westerly breezes

- Recently upgraded kitchen featuring new benchtops, sink, rangehood, dishwasher, and fresh vinyl flooring
- Handy laundry equipped with new cupboards and fittings
- Security-conscious garage with a brand-new motorised roller door
- Comfort all year round with reverse cycle air conditioning

#### **Location & Surroundings:**

- Minutes away from endless beach walks, daily swims, the local tennis club and the stunning City Beach waterfront precinct with the popular Hamptons, Odyssey, Clancy's and Surf Club.
- Just moments from top schools and the University of Western Australia (UWA)
- Peaceful, private backyard with a dune buffer from the highway, providing a tranquil oasis
- Wake to bird songs and unwind with ocean breezes in your backyard paradise
- Close to stunning beaches, nature trails, and local amenities—perfect for active families or those seeking a relaxed coastal lifestyle

**This property combines the serenity of beachside living with modern comforts in a highly sought-after location. Don't miss the opportunity to make this stunning residence your new home—a perfect blend of natural beauty, privacy, and convenience.**

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!

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](mailto: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.*