







# Ground Floor Gem in West Leederville

Enjoy a blend of modern upgrades and private outdoor space in this renovated 1 bed, 1 bath ground floor unit, tucked into leafy West Leederville. With recent refurbishments in key areas and direct access to a charming courtyard, this home gives you quiet comfort only minutes from urban conveniences.

#### Features:

- 1 bedroom with new built in wardrobe, fitted shelves and drawers
- Renovated kitchen featuring a new stainless steel splashback above the stove
- Renovated bathroom including new towel rail, hand towel loop and upgrade shower head
- Spacious open plan kitchen / dining / living area
- Private courtyard directly accessible via glass doors
- · One car bay included
- · Ground floor location
- Unfurnished
- Water included



Price \$460 per week

Property Type Rental Property ID 32220

## **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



### A little about the location:

- Approximately 3 km NW of Perth CBD in West Leederville; leafy, established suburb with character buildings and modern residences.
- Excellent public transport: serviced by West Leederville train station and several bus routes along Cambridge Street.
- Close to local schools including West Leederville Primary and Bob Hawke College.
- Nearby parks, green spaces, and recreational routes; easy access to cafes, shops and restaurants in both Subiaco and Leederville.

#### **AVAILABLE NOW**

Lease term: 12-months

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.

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.