

Just Listed



88 Kingfisher Ave, Ballajura



Renovated family haven with space, comfort & modern extras

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

This beautifully renovated **4-bedroom, 2-bathroom family home** offers the perfect balance of functionality, comfort, and lifestyle. Set behind a fully fenced front yard on a generous block in a convenient location close to both shopping centres. The home features multiple living zones, modern upgrades, and outdoor entertaining spaces designed for easy family living.

#### Property Features

- 4 spacious bedrooms, all with built-in robes (master with walk-in robe)
- 2 modern well-maintained bathrooms, ideal for families
- Multiple living areas: lounge, dining, meals/family rooms
- Stylish kitchen with dishwasher and ample storage
- Reverse cycle split-system air conditioning to master bedroom + ducted cooling, (additional gas points for heating)
- Solar panels for reduced energy bills
- EV charging station & NBN ready for modern convenience
- Large patio area for entertaining
- 4-car garage with ample parking and storage space

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**Price** \$880.00 per week

**Property Type** Rental

**Property ID** 32230

#### 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

**XCEED**   
**REAL ESTATE**

- Bore reticulation to keep gardens green and low-maintenance
- Spacious shed/workshop for storage or hobbies
- PLEASE NOTE: Rear small garden shed & alarm system excluded from lease

### **Lifestyle & Location**

- Close to Ballajura Primary & Secondary schools
- Easy access to local shopping centres, parks, and walking trails
- Short drive to Malaga business precinct and Tonkin Highway for commuters

With its thoughtful renovations, energy-efficient features, and versatile living spaces, this home ticks every box for a growing family looking for space 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.**

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