

Just Listed



55 Hepburn Way, Balga



## Renovated 5 x 2 Family Home

To enquire about inspection times for this property, please click Contact Agent to register your interest. You will then be notified when an inspection time is created - Life is better with Xceed!

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If you're chasing space, flexibility and value, this well-presented 5-bedroom, 2-bathroom home delivers exactly that. With generous bedrooms, multiple living areas and a huge backyard, its ideal for larger households, shared living arrangements or anyone wanting an home with plenty of room to move.

### Property Features

- Five good-sized bedrooms - all with built-in cabinetry, shelving and desk space, ideal for families, students or work-from-home setups
- Master bedroom with built-in robe, split-system A/C and electric fireplace
- Bedrooms 2 & 3 include ceiling fans
- Two practical bathrooms: Main bathroom with separate toilet - Second bathroom combined with laundry and conveniently located near the backyard
- Front lounge room with electric fireplace - perfect for relaxing
- Separate dining area with split-system A/C and electric fireplace
- Functional kitchen with gas stove, electric oven, built-in microwave and plenty of storage
- Double undercover carport
- Large backyard with lawn - great for kids, pets or outdoor activities

5 2 2

**Price** \$950.00 per week  
**Property Type** Rental  
**Property ID** 32502

### 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**

Outdoor patio with gazebo, table and chairs included

Garden shed plus external clothesline

Please note: External games room, alarm system & ducted evaporative AC system are excluded from the lease

#### Location Highlights

Just 15km from the Perth CBD

Only a 5-minute walk to local schools

Less than 5 minutes to local shops and everyday essentials

Close to parks, public transport and community amenities

**HOW TO BOOK AN INSPECTION FOR THIS PROPERTY:** To enquire about inspection times for this property, please click Contact Agent to register your interest. You will then be notified when an inspection time is created - 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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