

5 Philadelphia Parade, Canning Vale







Family Living in Canning Vale

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Important: Please Read Before Registering
To enquire about this property or attend a home open, you must register your interest via the "Get in touch" button on the listing.

Registering through Snug ensures you receive all updates, including inspection times, cancellations, time changes and any important information relating to the property.
Simply adding the home open to your plan or calendar does not register your attendance and you may miss important updates.

Please note that you must inspect the property before applying. Snug applications will only be accepted once you have viewed the property.

** VIEWINGS**
Please arrive on time for your inspection. For properties within secure complexes, our Leasing Consultant cannot leave the home open to provide building access once the inspection has commenced so it is recommended that you arrive prior to the start time. Late arrivals may be unable to access the property and could miss the opportunity to inspect.

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Filled with natural light, this welcoming home offers comfortable and versatile

Price	$900 per week
Property Type	Rental
Property ID	33592

Agent Details

Molly Michell - 08 9207 2088

Office Details

Xceed Real Estate - Property Management
Level 8, 3 Hasler Road Herdsman, WA, 6017 Australia
08 9207 2088

family living in the heart of Canning Vale. With a well-presented feel and an inviting street presence, the property is ideally positioned for convenient access to local schools, shopping, parklands, public transport and major road links. A great option for families or tenants seeking an established neighbourhood with everyday amenities close at hand.

Features:
-Four bedrooms
-Two bathrooms
-Double-door entrance with security screens
-Front lounge overlooking the garden
-Open-plan family and dining area
-Well-equipped kitchen with gas cooktop and electric wall oven
-Dishwasher recess
-Large walk-in pantry
-Study nook/activity room
-Master bedroom with his and hers walk-in robes
-Ensuite with corner bath, vanity, shower and separate toilet
-Three generously sized additional bedrooms with built-in robes
-Modern main bathroom
-Ducted evaporative air conditioning
-Alfresco entertaining area
-Paved, low-maintenance garden
-Double lock-up garage with remote door and direct kitchen access

A little about the location:
-Conveniently located in the heart of established Canning Vale
-Livingston Marketplace Shopping Centre is just a short drive away for shopping, dining and everyday essentials
-St Emilie's Catholic Primary School, Campbell Primary School and Canning Vale College are all within 2km
-Easy access to local parklands, schools and community amenities
-Convenient public transport options nearby
-Excellent access to Roe Highway for an easy commute to surrounding areas

Available: 4th September

Lease term: 12 months

Please include a cover letter in your application.

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.