

Leased



14 Canterbury Circle, Currambine



## How Good Is This

A spacious 700-plus square-metre corner block, a tranquil street location and two levels of highly-functional family living – this sublime 4 bedroom 2 bathroom residence has it all, with the bonus of splendid ocean views from the upstairs balcony.

Beyond the double-door entry lies a carpeted formal dining room, as well as a study and solid Jarrah flooring leading from the foyer and right through to a central open-plan family and meals area. Here, 33-course ceilings add an overwhelming sense of comfort, whilst a breakfast bar provides another snack option off an impressively-renovated kitchen that is highlighted by sparkling stone bench tops and splashbacks, quality tap fittings, a double pantry, an LG dishwasher, a Fisher and Paykel five-burner gas cook top and a Fisher and Paykel oven/grill.

The downstairs games room has a built-in bar, a wine rack and, like the main living zone, extends out to the rear where a delightful patio with café blinds and outdoor speakers defines low-maintenance entertaining. A fresh-water concrete below-ground swimming pool is solar heated and accompanied by a flowing waterfall feature, with a shade sail covering the poolside area and allowing you to laze about in peace.

A generous second or “guest” bedroom enjoys semi-ensuite access into a revamped main bathroom (with a stylish stone vanity, a separate bath tub and a shower), whilst the two other minor bedrooms both have new carpets

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<b>Price</b>	\$700 per week
<b>Property Type</b>	Rental
<b>Property ID</b>	15530

### Agent Details

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and built-in wardrobes. Upstairs, another carpeted living room doubles as a parents' retreat with a magnificent sea vista from its tiled balcony, adjacent to an enchanting master ensemble comprising of a walk-in robe and a modernised ensuite bathroom with a bubbling corner spa, a shower, separate toilet and funky twin vanities.

Just seconds from the exclusive Joondalup Resort, a stroll or quick bus ride to Currambine Central and close to Currambine Primary School, the freeway, beaches, Mindarie Marina and a plethora of sprawling local parklands, this commanding property screams convenience. Heighten your lifestyle!

Other features include, but are not limited to:

- A French door reveals an open-plan downstairs family and meals area, complete with feature down lighting and a gas bayonet for heating
- Gas bayonet to carpeted upstairs living/retreat area
- Carpeted study and master bedroom
- 2nd downstairs bedroom is also carpeted, with double BIR's and semi-ensuite access into the main bathroom
- Remote-controlled double garage with shopper's entry
- Laundry with storage and outdoor access
- Separate downstairs toilet
- Walk-in linen press on ground floor
- Sunken backyard lawns
- Garden shed
- Entry portico
- Ducted evaporative air-conditioning
- Security alarm system
- Ducted vacuum system
- Gas hot water system
- Fully reticulated
- Side access gate

XceedRE have been working hard to arrange some fantastic new offers for our new tenants signing up with us!

ALL of our new tenants will be receiving a fresh Fruit & Veg Gift Box thanks to our good friends at Fruit & Veggies R Us!

XceedRE have also teamed up with Green Zone Fitness & Goodlife Health Clubs around Perth to offer all of our new tenants 1 MONTH FREE MEMBERSHIP! If that doesn't suit you, no sweat! We have some other awesome gyms throughout the metro area offering free memberships too.

In addition to the above, XceedRE will provide you with 1 MONTH FREE internet service through Aria Telco Management – this is an average savings of \$80! The plan and choice are all yours and all you will need to do is contact Aria Telco Management and they will handle the rest.

Speak to one of our Leasing Consultants for more information about these great offers! For a limited time only.

Tenant Reward Program: At Xceed Real Estate we have a Tenant Reward Program for our tenants who pay their rent on time & keep their property looking its best. It's more rewarding to rent with XceedRE!

To arrange a viewing, please click the "Request an Inspection Time" button and select your preferred inspection time. \*If no times are available, please complete the "Book an Inspection" form, let us know when suits you best & you will be notified when we schedule the next viewing.

\*\*\*\*Goodlife Health Club Mount Lawley only offer 2 weeks\*\*\*\*

Property Code: 15530

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