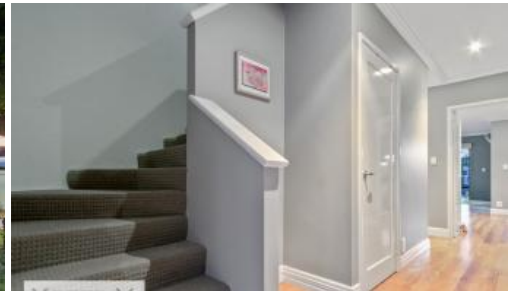


Leased



153 Bridgewater Drive, Kallaroo



Sophisticated Modern Luxury!

12 MONTHS LEASE ONLY

Commandingly nestled on a spacious 693sqm (approx.) block that is close enough to Mullaloo Beach without being too far removed from other convenient everyday amenities, this impressive 4 bedroom 3 bathroom custom residence by In-Vogue epitomises executive family living with only comfort and quality in mind.

Stunning Marri timber floorboards are commonplace throughout the home's lower level, inclusive of an open-plan family, dining and kitchen area where sparkling stone bench tops and a breakfast bar for casual meals meet double sinks, glass splashbacks, single and double sinks, appliance nooks, a Bosch dishwasher, Miele range hood, Miele ceramic cooktop and more. A dual-entry theatre room doubles living options downstairs, whilst a large front study with a built-in desk also provides a handy internal shopper's entrance via a huge remote-controlled double garage, also benefitting from roller-door access to the rear.

The only bedroom on the ground floor is a carpeted fourth bedroom or "guest" suite with a walk-in wardrobe (with separate "his and hers" entries) and a generous ensuite/third bathroom comprising of a shower, toilet and stone vanity. Upstairs, a versatile lounge or activity room is also warmed by solid wooden flooring and has its own built-in computer desk, as well as

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Price	\$650 Per Week
Property Type	Rental
Property ID	15802

Agent Details

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seamless outdoor access on to a lined rear balcony with tree-lined inland views and a spectacular sea vista out to famous Rottnest Island.

A commodious master ensemble is the pick of the upper-level sleeping quarters and boasts separate "his and hers" walk-in robes, alongside a massive ensuite with a shower, separate bathtub, toilet and twin stone vanities. Out back, a sprawling yard with lawns give the kids an opportunity to let their imaginations run wild while mum and dad entertain - either under the main alfresco (off the family room) or within a lined cabana where a sink and wood-fire pizza oven overlook a shimmering below-ground swimming pool and its striking waterfall blade feature that helps set the mood.

Within easy walking distance of beautiful Bridgewater Park and superbly situated very close to Springfield Primary School, the new-look Westfield Whitford City Shopping Centre, St Mark's Anglican Community School, Hillary's Boat Harbour, public transport and the freeway, this can only be considered as a dream coastal location for those who matter most to you.

Other features include, but are not limited to:

- Outdoor gas bayonet point to the main alfresco deck
- Gas provisions to the poolside alfresco/cabana - ideal for barbecues or the installation of an outdoor kitchen
- Carpeted bedrooms, including 2nd/3rd upstairs bedrooms with BIR's
- Main upper-level bathroom with a bath, separate shower and a stone vanity
- Separate front balcony with a delightful outlook over the street
- Linen press and separate toilet also upstairs
- Double-door entrance
- Solar-power panels
- Daikin ducted reverse-cycle air-conditioning system
- Security-alarm system
- Feature plantation shutters throughout
- Large garden shed
- Low-maintenance lawns and gardens

- Monthly pool servicing.

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: 15802

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.