

Leased



54 Ardmore Parade, Ellenbrook



## Run, Don't Walk or You Will Miss Out!

Superbly set within the family oriented suburb of Ellenbrook sits this quality 4 bedroom 2 bathroom plus study residence which combines elegance with practical family living.

Features include:

- Separate theatre / lounge room
- Large master bedroom with bay window, walk in robe & ensuite
- Huge open plan main living area
- Well equipped kitchen offering stainless steel appliances, additional cupboard space and 2 walk in pantries
- 3 minor bedrooms, all equipped with walk in robes
- Separate study or 5th bedroom/playroom
- Conveniently situated family bathroom
- Separate powder room for entertaining
- Outdoor patio area, perfect for entertaining

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**Price** \$400 per week  
**Property Type** Rental  
**Property ID** 16037

### Agent Details

Gary Birkinshaw - 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

- Double garage with extra room for parking in the driveway
- Great sized grassed area for the kids to play
- Located within walking distance to schools
- Ducted air conditioning throughout
- Pets negotiable

This well presented home with neutral decor throughout and beautiful street frontage is in easy proximity to public transport, parks and Ellenbrook's main shopping precinct

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: 16037

*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.*