

Leased



1/53 Birdwood Avenue, Como



## Large Front House - CHARACTER WITH CHARM

Nestled in the heart of Como you will fall head over heels for this charming home set in desirable location.

Front fenced in limestone and Iron with double gates to the double carport area. Private entry from the front porch where you have the living area separate from the bedrooms. Boasting a formal lounge and dining, family room, back sleep-out/games room under the main roof and three good size bedrooms.

Polished floorboards thought to match this tastefully decorated home. A large modern kitchen with overhead storage and gas cooking, stainless steel appliances, and over-looking the sleep out/games room area. The home is equipped with reverse cycle air-conditioning, has a security alarm, security screens to all doors and windows, reticulated gardens, garden shed, plus large covered patio area for easy entertaining.

A delightful property surrounded by well cared gardens and close to all that Como has to offer. Easy access to both café precincts of Angelo Street & Preston Street. Mix up your morning coffee routine with a plethora of quality café options. Close proximity to excellent schools including Como Primary, Como SHS, Penrhos and Wesley College.

Please be aware of the following points -

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<b>Price</b>	\$425 Per week
<b>Property Type</b>	Rental
<b>Property ID</b>	16767

### Agent Details

Petr Seidel - 08 9207 2088

### Office Details

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08 9207 2088

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- The wood fireplace in the photographs is sealed and for ornamental purposes only.
- The spa bath is to be enjoyed but has no spa/jet functions.
- The dishwasher not included for tenant use
- Strictly no pets considered

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

XceedRE have also teamed up with some of Perth's best gyms to offer all of our new tenants 1 MONTH FREE MEMBERSHIP!

In addition to the above, XceedRE will provide you with 1 MONTH FREE internet service – this is an average savings of \$80! Let us know if you'd like to take us up on this and we can put you in touch with the provider to choose your plan.

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.

Property Code: 16767

*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.*