

Leased



4/17 Campion Avenue, Balcatta



## THE EASY LIFE AWAITS YOU HERE

WE ARE STILL LEASING PROPERTY! Due to the COVID-19 outbreak and subsequent health and safety requirements, we have had to reassess the way we lease property. The new process is simple,

1. View the advert in detail, for your convenience we have provided a virtual video tour so you can walk through the home.
2. Apply online - it's easy! Simply click 'contact agent' and request an application link. We will email you a link for you to follow the prompts.
3. If your application is approved - We will book a private viewing of the property with you.

Our lease signing process and tenant induction is all done electronically to minimise social contact.

\$330.00 PER WEEK

Securely nestled and tucked away at the back of a neat and tidy complex, you'll be sure to fall in love with this fantastic villa that's all about the easy lifestyle. Offering three-bedrooms and one-bathroom, this villa offers low-maintenance "lock up and leave" living in the best possible location!

- 3 bedrooms all equipped with fans and robes

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**Price** \$330 per week  
**Property Type** Rental  
**Property ID** 16842

### Agent Details

Kristie-Lee Newnham - 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

- Master bedroom with semi ensuite
- One bathroom with separate bath
- Reverse cycle split system air-conditioning living and master bedroom
- Kitchen and dining area
- Dishwasher and plenty of overhead storage
- Lounge and family area
- Laundry with outside access and dog door
- Outdoor undercover area for year-round outdoor entertaining
- Grassed area perfect for the kids and pets
- Security screens to doors and windows
- Security alarm
- Single carport
- Available now
- Pets considered

Nest in this absolute gem of an abode that finds itself perfectly positioned within walking distance of bus stops, lush parks, Balcatta and St Lawrence Primary Schools and only minutes away from shopping at Northlands Plaza, fantastic family restaurants, Balcatta Senior High School, the vibrant Main Street food and coffee strip in Osborne Park and the freeway.

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 to enjoy in your new home!

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: 16842

*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.*