



2 St Vincent Avenue, Wembley



### Little West Leederville Gem

#### HOW TO BOOK AN INSPECTION FOR THIS PROPERTY

If you would like to book an inspection for this property then simply scroll down past the description and click the 'Book an Inspection Time' button and select from one of the available times.

Upon registering to view this property we will send you a welcome email along with an application form and also details on how to apply online

Inspection days/times don't suit? No sweat, just tick the box that says 'I can't find a suitable time or day' and our leasing team will contact you within 24 hours to schedule an inspection for you. If you have a preferred time/day, please be sure to list them in the comment box before hitting submit. Happy house-hunting

A home like this in this exclusive pocket of Wembley does not come along very often.

This location offers easy access to all possible amenities, offering an idyllic setting for a couple or single. This unfurnished duplex with 2 bedrooms Classical character features include:

- Freshly painted throughout - new photos to come !
- 2 bedrooms
- Jarrah floorboards
- High ceilings

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**Price** \$350.00 per week  
**Property Type** Rental  
**Property ID** 17788

#### 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



- Reverse cycle air conditioning
- Picture rails
- Kitchen with gas cooking
- Internal laundry
- Garage off Ruislip Street with secured parking for 1 small car or storage
- Comes with shared access to a substantial back yard
- Just a short walk to Lake Monger, St John of God Hospital, Subiaco and Leederville.
- Very close to public transport and a five minute drive into the city
- Located in the West Leederville primary school catchment

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: 17788

*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.*