

Leased



3 Bishop Riley Way, Churchlands



## GRAND FAMILY HAVEN

### 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. Happy house-hunting!

Craftsman built by Oswald Homes elegant and spacious 5 bedroom 3 bathroom family residence located only a few metres from picturesque Herdsman Lake and wildlife reserve within sought after Floreat Lakes Estate.

Classically stylish in design, this builder's ex display home aptly named "The Regency" exudes grandeur yet incorporates a relaxed and practical floor plan with extra-large living and entertaining areas that comfortably cater for large gatherings of family and friends.

Featuring an impressive entry with soaring 6 metre ceiling, solid Blackbutt flooring, an impressive chef's kitchen, spacious informal living areas that open onto the rear entertaining zone, library/parents retreat, study/home office and generous sized bedrooms this fine home is sure to impress.

The sunny north east oriented back garden is a family oasis boasting a large lawned yard between the alfresco area and the fully fenced 12 x 3.5 metre

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**Price** \$1200 per week  
**Property Type** Rental  
**Property ID** 25627

### 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

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REAL ESTATE

heated lap pool- an ideal enclave for kids, pets and guests to enjoy.

Residents in this premier location enjoy a variety of prolific local birdlife, walking, running or cycling around the Herdsman Lake and convenient quick access to the city centre, glorious coastline and a selection of local and major shopping areas.

A little about the location....

-Only a moment's stroll to the edge of picturesque Herdsman Lake and wildlife reserve offering a quiet relaxed lifestyle with an abundance of birdlife

-Surrounded by a selection of nearby private and public schools including Churchlands Senior High School, Woodlands Primary School, Hale School, Newman College, Holy Rosary Primary School, The International School, Chrysalis Montessori School and St Mary's Girl's School.

-Ample public transport nearby including the Circle bus route and special events bus to Optus Stadium -Quick easy access to the coast and city

-Nearby numerous public amenities include Bold Park Aquatic Complex, Wembley Golf Course, parkland, lakes (including Jackadder Lake), sports fields and hospitals

-A selection of local and major shopping centres including Herdsman Fresh, Floreat Forum, Woodlands Shopping Centre, Innaloo Shopping Centre and Karrinyup Shopping Centre

Pets considered on application

Pool maintenance included- tenant to pay for chemicals only

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: 25627

*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.*