

Leased



8 St Oswalds Rise, Churchlands



## RESORT LIFESTYLE!

Pristine quality Peter Stannard built home. Light and airy two storey family oasis boasting 4 generous living areas, 4 double sized bedrooms, study, 3 bathrooms and a north facing private established rear garden incorporating a fabulous entertaining area with a below ground pool and heated spa.

Located only a few metres from the picturesque shoreline of Herdsman Lake within the sought after Floreat Lakes Estate this whisper quiet position with paved roads and underground power offers a fantastic lifestyle that includes an abundance of bird life, walks and bike rides around Herdsman Lake, easy access to the freeway or the coast, ample public transport, a selection of nearby shopping centres and highly regarded public and private schools.

Lawn, garden & pool service is included.

Pets considered on application.

Place this highly desirable home at the very top of your viewing list!

### Ground Floor

- Covered front portico and entry area
- Lounge/living room featuring bay window and gas log fireplace
- Quality kitchen incorporating Corian bench-tops, 900mm wide oven and gas hotplates, Bosch dishwasher, walk-in pantry and filtered water to double bowl sink

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**Price** \$1150 per week  
**Property Type** Rental  
**Property ID** 27343

### 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

- Open plan meals and family room with external sliding doors opening onto the rear entertaining area
- Theatre room or large ground floor 5th bedroom
- Study or hobby room
- Bathroom 3/powder room with shower, hand basin and w/c
- Laundry with built in cupboards and external sliding door to clothes drying area

#### First Floor

- Games room/retreat
- Tiled balcony enjoying lake and city views
- Master bedroom featuring walk in robe and plantation shutters to rear balcony
- Spacious fully tiled ensuite incorporating spa bath, glass screened shower, twin basin vanity and separate w/c
- Bedrooms 2,3 and 4 double sized with built in robes
- Main bathroom is fully tiled with twin basin vanity, bath, separate glass screened shower and separate w/c

#### Other features

- Salt chlorinated below ground pool and heated spa with glass safety barrier
- Cedar lined alfresco area under the main roof with café blinds
- Polished blackbutt timber floor to the majority of the home
- Ducted reverse cycle air-conditioning system with 6 zones
- Double garage with remote controlled door
- Automatic reticulation from mains water & low voltage garden lighting
- Laundry chute from first floor
- Gas storage hot water system
- Within Woodlands Primary School and Churchlands Senior High School catchment area.

#### **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. If no time is currently available, register your interest and you will be alerted when the next inspection time is scheduled

Happy house-hunting!

#### **IMPORTANT INFORMATION:**

- Every person attending a home open needs to register their details individually and separately – anyone over 18 not registered may be denied entry due to capacity and Covid Register compliance
- If there is no home open time listed, register your interest and you will be alerted when a time is booked – please do not enquire requesting a viewing as you will not receive a response
- Due to the sheer volume of enquiries we receive in this market, we cannot accommodate private inspections so please ensure you or a representative for you attends the scheduled time booked
- If you live outside of the Perth Metro area and physically cannot attend a viewing or have a representative attend for you, please email the leasing

consultant direct to discuss

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

- 1 months FREE gym membership
- 1 months free internet services (average savings of \$80!)
- Tenant rewards program for our tenants who pay their rent on time & keep their property looking its best. It's more rewarding to rent with XceedRE!

### **Life is better with Xceed!**

*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.*