

Leased



10, 47 Boronia Avenue, Nedlands



## TICK, TICK, TICK!

Set behind leafy green gardens you'll find spacious double story townhouse, situated in the best possible location. This centrally located property offers convenience and value in one of the most highly sought-after post codes in the Western Suburbs. Within walking distance to UWA, Sir Charles Gardner Hospital, Perth Children Hospital, Kings Park and only a short drive to Subiaco Town or Claremont Quarter, Matilda Bay and the Perth CBD.

- 3 Spacious bedrooms
- Built in robes to all bedrooms
- 1 bathroom
- Polished jarrah floors throughout
- Separate living zones
- Lounge/family room
- Separate dining room
- Study nook located under staircase
- Laundry with outside access and additional toilet
- Split system air-conditioning
- Lock up single garage with plenty of extra parking around the property
- Lovely East facing balcony with morning sun
- Private front courtyard tucked away
- Rear courtyard
- Sorry no pets considered

A little more about the location:

- 100m from Stirling Highway, public transport at your feet

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**Price** \$550.00 Per Week  
**Property Type** Rental  
**Property ID** 27535

### 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

- Choice of local eateries in proximity, including the iconic Steve's and Little Way
- 30m from 'The Windsor' cinema for your entertainment
- Within 5km from the stunning West Australian coastline

## **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:**

1. 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
2. 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
3. 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
4. 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.

*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.*