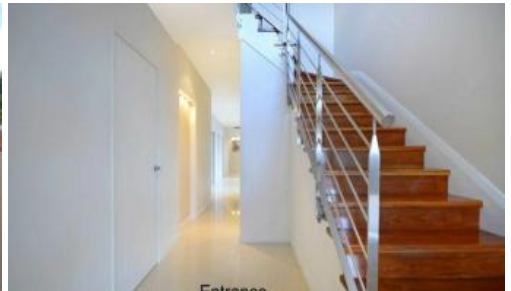


Leased



7 Derril Ave, Dianella



## Stunning Executive home in Dianella

### 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!

Situated on a beautiful quiet street and behind a secure electric gate, you will find this stunning 2 storey executive property fit for the whole family.

The bottom level features and extra wide sun-soaked hallway, home to the guest quiet with ensuite, a private courtyard, laundry with side access, separate toilet and wash basin, the office or 4th bedroom and then opens up into a well designed open plan living area with the gorgeous chefs kitchen being the heart of the home.

The rear yard and patio is extremely private with high fences, low maintenance gardens and offers beautiful shade from established trees lining the back fence.

Moving up the stunning timber staircase to the upper level, you will find a large living area with balcony offering beautiful views.

The master bedroom and ensuite are generous in both size and cupboard space, finished to a beautiful standard and offering plenty of natural light.

Down the hall are the last 2 bedrooms and the family bathroom with a large bath.

### Features we love

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<b>Price</b>	\$850 per week
<b>Property Type</b>	Rental
<b>Property ID</b>	27538

### Agent Details

Courtenay Barry - 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**

4 bedrooms or 4th room could be used as an office

3 bathrooms

2 living areas

Separate toilet and laundry downstairs

Ducted and zoned RC aircon throughout

Spacious open plan living

Plenty of natural light

Huge kitchen with generous storage & gas appliances

Large island bench with breakfast bar

2x private courtyards and separate enclosed front yard

Low maintenance yards

Double garage + parking for 2 further cars securely

Security gate

Close to public transport, schools, shops, parks and major roads

Small well behaved pets may be considered on application

12 Month lease preferred

- Ducted vacuum system is not functional and does not form part of the lease

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.

#### **IMPORTANT INFORMATION:**

1. 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
2. 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
3. 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.*