

Leased



17 Birchfield Avenue, Woodvale



## Great Position, Large Home

Situated on a quiet street, but walking distance the Woodvale Tavern, Shopping Centre and great parks, this stand alone home is positioned in a raised position with lovely views and breezes from the back garden.

This home offers two separate living areas. An attractive carpeted lounge with bay window to the front of the home. Then an open plan family dining lounge room to the rear, that also continues outside to a large alfresco entertainment area overlooked by the kitchen.

All three bedrooms offer fitted wardrobes and the master bedroom benefits with his and her wardrobes, plus is semi ensuite. Good sized family bathroom with separate shower and bath. Laundry room and separate toilet.

Great easy maintenance garden for kids to play and the single garage goes through to the rear, ideal for the bike rider.

**Small Pet:** Considered upon application

### 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

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**Price** \$460 per week  
**Property Type** Rental  
**Property ID** 27608

### Agent Details

Courtenay Barry - 08 9207 2088

### Office Details

Xceed Real Estate - Property Management  
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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.

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