

Leased



12 Luderman Rd, Noranda



## EVERYTHING YOU WANT!

With its own park on the street (Luderman Park) this lush pocket of Noranda offers a lovely quiet location for families whilst being so close to Morley Senior High School, North Morley Primary School and Noranda Palms Shopping Centre.

Boasting renovated kitchen, bathrooms and laundry, multiple HUGE living areas, heaps of parking, room for the kids to play PLUS solar panels, bore and rainwater tank saving you \$\$\$!

Owner occupied for many years, we're looking for a \*SPECIAL\* tenant for this much-loved home and therefore encourage cover letters with your application!

## WHAT WE LOVE:

- Two HUGE separate living and meals areas
- Beautifully renovated kitchen with dishwasher, gas cooktop and heaps of bench/ drawer / cupboard space
- King-size master bedroom with large wardrobe and modern ensuite bathroom
- Spacious minor bedrooms

 4  2  2

**Price** Leased by Robyn Lee-Xceed - 0405 505 361

**Property Type** Rental

**Property ID** 27905

## 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

- Modern family bathroom with a separate bath and shower
- Separate WC
- Separate renovated laundry with access to drying area
- Large patio for entertaining
- Grassed area for the kids to play
- Reticulated lawns and gardens
- Fruit trees – mandarin, blood orange, mango and curry leaves
- Powered shed (perfect for tradies)
- Double garage
- Additional off-street parking for 4 cars
- Ducted air conditioning
- Gas bayonets
- Ceiling fans
- Bore
- Solar panels
- Rain water tank
- Alarm system
- Security screens
- No carpets

\*\*\* Wood burner and spa is excluded from the lease \*\*\*

## **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!

Rent with Xceed and you get the chance to win your rent paid by us!

Head over to our Facebook page for further details on the competition we are currently holding and for the amount of \$\$ that could be paid onto your rental ledger!

## **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 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.*