

Leased



67 The Avenue, Warnbro



## BRING ALL YOUR TOYS!

Beautifully presented, freshly painted and new carpets throughout, this home is ready for its next family. Offering side access with hard-standing perfect for your boat or caravan as well as three different living areas and a drive through carport. But what's so special is that the rear of the house can be closed off entirely to comprise a queen bedroom, its own bathroom and access to the rear lounge - which is a great size. There's even separate access from the outside. If you need privacy you can have it. Characterised by generous windows, multiple living areas to include a large living / dining / kitchen space that is conveniently separated from a rear lounge by French doors all with tiled flooring. The perfect set-up for large gatherings as you can easily create one large room. There is also a carpeted front lounge room.

Gardeners would love the attractive gardens to the rear and front lined with established plants and trees and a healthy lawn serviced by reticulation off the bore.

### Features:

- 3 Bedrooms
- 2 bathrooms
- Large covered patio for entertaining and additional paved areas for low maintenance
- Side access with double gates and paved flooring - ideal for a boat or caravan
- Single carport with automatic roller door offering drive through access

 3  2  1

**Price** \$520 Per Week  
**Property Type** Rental  
**Property ID** 28396

### 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

- Tiled flooring to main living areas
- French Doors
- Roller Shutters
- Air- conditioning in main living/dining & kitchen
- Gas bayonets
- Plenty of storage cupboards and built-in-robos
- Gabled patio
- Established gardens and lawn
- Additional parking on front drive
- Garden shed
- Pets considered

A little about the location:

- 1.6 km - Koorana Primary School
- 1.7km - Aqua Jetty Recreational Centre
- 2.1 km - Warnbro Shops
- 2.1 km - Train Station
- 2.8 km - Warnbro Dog Beach
- 2.5 km - Warnbro Community High School
- 53 km – Perth CBD

(Approx guide)

## **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.

*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.*