

Leased



7B Ledbury Street, Balga



## THIS ONE IS DIFFERENT!

Be surprised on entry, this property offers a very different layout and offers plenty of space! Immaculately renovated throughout and situated near parks, shopping centres and public transport this property is not to be missed. This property could either be 2 bedrooms or 3 bedrooms- you choose!

### Features:

- Single renovated bathroom tastefully finished
- Fully tiled floors in soft neutral colours
- Spacious open plan living area
- Ultra-modern contemporary kitchen with Caesar stone tops, stainless-steel appliances
- Kitchen with ample bench and cupboard space
- Split system reverse cycle air conditioning
- Bonus huge 5m x 5m additional family room opening up into the outdoor entertainment area- OR use as your master bedroom!
- Fully paved entertainment area with covered patio overlooking lush gardens
- Fully landscaped gardens with access to the rear on one side perfect for storage of boats & caravans
- Single undercover carport
- Parking for additional 3 cars

🛏 3 📶 1 🚗 4

**Price** \$480 Per Week  
**Property Type** Rental  
**Property ID** 28752

### 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**

**Pets:** Pets considered

**Available: NOW**

**Lease term:** 12 months minimum

*Please include a cover letter in your application.*

**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. 2apply applications will be accepted once the property has been viewed.

Home open dates and times are subject to change so it is essential you register so that we can keep you informed.

If no time is currently available, register your interest and you will be alerted when the next inspection time is scheduled.

**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.*