

Leased



10 Roydon Way, Girrawheen



## HUGE POWERED WORKSHOP!

Ideally located and set on a spacious family friendly block, this solid 3-bedroom, 1-bathroom home is filled with character and offers everything a tradies could want plus more!

A practical layout with separate lounge and then open plan kitchen meals space that flows outside to a massive yard perfect for kids and pets plus a huge workshop shed for you to tinker with all your toys and weekend interests. Drive through access from the carport into the yard allows for caravans and boats and any other vehicles you might have.

Set on a great street within close proximity to schools shops and with easy access to Perth City via Wanneroo Road and Perth's east and west via Beach Road.

### Features:

- 3 great sized bedrooms
- Bathroom with combined shower/bath perfect for kids
- Spacious separate formal lounge
- Open plan kitchen/dining area with gas cooking
- Separate laundry with separate toilet
- Reverse cycle split system for heating & cooling
- New roller blinds throughout
- Lovely wooden flooring throughout
- Linen cupboards
- Powered workshop

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**Price** \$500 Per Week  
**Property Type** Rental  
**Property ID** 29246

### 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

- Garden shed
- 600m2 + Block
- Alarm system

A little about the location:

- Girrawheen High School
- Girrawheen Primary School
- Our Lady of Mercy Primary School
- Mercy College
- Warwick shopping Centre close by
- Warwick Stadium and leisure centre
- Kingsway Shopping Centre close by
- Kingsway Sporting Complex only a short drive

\*PLEASE NOTE\*- Brand new flooring to be installed to laundry area, photos are edited to show how the flooring should look after completed.

**Pets:** Pets considered

**Available:** 25/08/2023

**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. 2 apply 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.

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