

Leased



46 Burgland Drive, Girrawheen



## FEELING FRESH & FABULOUS!

Nestled in a super convenient location and sitting on a very spacious block, you will find this well presented, freshly painted family home with new flooring, offering all the bells and whistles. A practical layout with separate from lounge room, huge separate games room and then open plan kitchen meals space that flows outside to a massive back yard, perfect for kids and pets play.

Added benefit of public transportation routes within just a minute's walk, local schools & shopping centres all nearby.

### Features Include:

- 3 Bedrooms
- Bathroom with separate shower & bath perfect for family
- Separate front lounge room
- Spacious sunroom or games room
- Kitchen with freestanding gas cooker/combined meals
- Large master bedroom
- 2 minor bedrooms- 1 with sliding door to rear sunroom
- Single carport with roller door
- Patio area
- Freshly painted
- New flooring throughout

A little about the location:

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<b>Price</b>	\$500 Per Week
<b>Property Type</b>	Rental
<b>Property ID</b>	29249

### Agent Details

Kristie-Lee Newnham - 08 9207 2088

### Office Details

Xceed Real Estate - Property Management  
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08 9207 2088

**XCEED**   
**REAL ESTATE**

- 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\* Older in-wall air conditioning system & woodfire heater excluded from lease agreement.

**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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*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.*