

Leased



42 Gaby Way, Marangaroo



Modern 4 x 2 Elegance Awaits:

**PROUDLY PRESENTED BY DEON @ XCEED REAL ESTATE - YOUR LOCAL INVESTOR SPECIALIST**

Welcome to 42 Gaby Way, Marangaroo – your ideal 4-bedroom sanctuary! This free-standing home boasts a thoughtfully designed floor plan, ensuring spacious and comfortable living for you and your family.

**Property Details:**

- Availability: 19/01/2024
- Price: \$650 per week
- Lease Term: 6-9 months or until 27/10/2024
- Furnishing: Unfurnished
- Pets: Owner prefers no pets, however, will consider pending application if outside only
- Special Conditions for Lease: NIL
- Inclusions: NIL

**Key Features:**

- Masterful Master Bedroom: Indulge in the luxury of an ensuite bathroom and a walk-in robe within the master bedroom.
- Generously Sized Minor Bedrooms: Three additional bedrooms provide ample space for a growing family or guests.
- Bright and Airy Living Areas: Experience an abundance of natural light flowing through large windows, illuminating the open-plan living, dining, and kitchen areas.

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**Price** \$650 Per Week  
**Property Type** Rental  
**Property ID** 29767

**Agent Details**

Courtenay Barry - 08 9207 2088

**Office Details**

Xceed Real Estate - Property Management  
Level 8, 3 Hasler Road Herdsman, WA, 6017 Australia  
08 9207 2088



- Perfect Entertaining Space: The seamless layout is ideal for hosting gatherings, making it a perfect space for entertaining.
- Family-Friendly Design: Appealing to families, this home offers three well-sized minor bedrooms.

**Additional Features:**

- Spacious laundry with side access
- Split System A/C throughout for year-round comfort
- Double garage for secure parking
- Freshly painted interiors
- Expansive patio area for outdoor relaxation
- Large yard space to enjoy outdoor activities

**Location Features:**

- 260m to Frangipani Park, Marangaroo WA 6064
- 1.0km to Alexander Heights Shopping Centre
- 1.7km to Landsdale Park
- Proximity to various schools: Koondoola Primary School (2.6km), Girrawheen Senior High School (2.6km), Alinjarra Primary School (2.7km)
- 3.3km to Kingsway City Shopping Centre

This residence encapsulates modern living with its smart design and desirable location. Don't miss out – seize this opportunity for a lifestyle upgrade! Contact us now to schedule your viewing.

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.*