

Leased



44 Leda Boulevard, Wellard



### 3 x2 Modern Comfort and Convenience

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

Welcome to 44 Leda Boulevard Wellard! Don't miss out on the opportunity to lease this fantastic 3-bedroom, 2 bathroom home located in a quiet and very convenient part of the Wellard Village.

Need to know Property Info:

Availability: 21/02/2024

Price: \$580 per week

Lease Term: 12+ month

Furnishing: UNFURNISHED

Pets: Owner prefers no pets however may consider pending application and references

Special Conditions for Lease: Laminate Timber Flooring - Before vacuuming, always ensure your vacuum is set to a soft brush as rotating bristles on standard brushes can scratch laminate flooring. If you're looking to wipe down the entire surface of your laminate flooring, you can use a mop. But as mentioned, it's important to keep water levels to an absolute minimum. Wipe

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**Price** \$580.00 per week  
**Property Type** Rental  
**Property ID** 29887

#### Agent Details

Deon Nickell-Davies - 08 9207 2088

#### Office Details

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

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up spills immediately.

Welcome to this elegant and well-appointed home located in the modern Wellard Village estate, just a leisurely stroll away from the Wellard Train Station, and surrounded by essential conveniences such as Woolworths, Wellard Medical Centre, schools, daycare centers, and scenic parks. Most notably, the property is conveniently situated just 400m away from the new Wellard Village Primary School, adding to the appeal for families.

This property offers a blend of modernity, comfort, and practicality, making it an ideal option for a comfortable family lifestyle.

#### Property Features:

- Master Bedroom with split system air conditioning and a walk-in robe
- Ensuite featuring a shower, vanity, and toilet for added convenience
- Carpeted Bedrooms 2 & 3, each with built-in wardrobe recesses
- Main Bathroom equipped with a bath, shower, and vanity, complemented by a separate toilet
- Laundry room with a storage cupboard for optimal organization
- Modern and open plan living / dining / kitchen layout with split system air conditioning
- Kitchen boasting a large fridge recess, pantry, tiled splashback, oven, gas cooktop, rangehood, and a kitchen island inclusive of a breakfast bench
- Alfresco area perfect for outdoor enjoyment
- Double remote-controlled garage for secure parking

#### Location Features:

- Located in the modern Wellard Village estate
- Within walking distance to Wellard Train Station
- Nearby conveniences include Woolworths, Wellard Medical Centre, schools, daycare centers, and lovely parks
- Only 400m away from the new Wellard Village Primary School

**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.*