

Leased



13 Cannes Place, Warnbro



## CUL DE SAC LOCATION!

Located in a lovely cul-de-sac adjacent to a charming park reserve, this conveniently positioned residence is in proximity to the train station and bus stops, ensuring easy access to transportation. Boasting a practical layout and contemporary features, this cheerful and inviting home offers two distinct living areas, three bedrooms, and generous outdoor space for entertaining.

### Key Features:

- 3 bedrooms
- 1 bathroom
- Separate lounge and meals area featuring timber floors, a delightful wood-burning fireplace, and year-round comfort with air conditioning.
- Open plan kitchen, meals, and casual living area.
- Kitchen equipped with a breakfast bar, stone benchtops, dishwasher, gas cooktop, and stainless steel appliances.
- Master bedroom with a walk-in robe, roller shutter, and reverse cycle air conditioning.
- Two additional bedrooms with built-in robes.
- Modern family bathroom with a separate shower, bath, and vanity.
- Laundry with a separate toilet and external access.
- Outdoor space includes a paved pergola and patio, ideal for outdoor seating, and a spacious yard with green lawns and mature lemon trees.
- Reticulated lawns and gardens.
- Double carport.
- Garden sheds for additional storage.

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**Price** \$520 Per Week  
**Property Type** Rental  
**Property ID** 29908

### 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

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- Security screen windows and doors.
- Ducted evaporative air conditioning, complemented by reverse cycle split systems in the master bedroom and main living area.
- Ceiling fans.

**Pets:** Pets considered

**Available: From 1st March 2024**

**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.

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