

Leased



40 James Cook Avenue, Quinns Rocks



## Parkside living!

Spacious family home with 3 living spaces. Nestled right in the heart of Quinns Rocks and just moments from schools, shopping, parks, transport, and glistening coast line.

### Features:

- Master bedroom with WIR & ensuite
- 3 minor bedrooms with BIRs
- Main bathroom with separate bath
- Split system A/C
- Front lounge
- Open plan kitchen/dining with gas cooktop, large fridge space & pantry
- Enclosed double door theatre/games room
- Great outdoor pergola area
- Double remote garage with shoppers entrance
- Opposite park & close to schools & transport

**Pets:** Pets considered

**Available:** Now

**Lease term:** Minimum 12 month lease

*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

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<b>Price</b>	\$650 per week
<b>Property Type</b>	Rental
<b>Property ID</b>	30479
<b>Land Area</b>	602 m <sup>2</sup>
<b>Floor Area</b>	186 m <sup>2</sup>

### Agent Details

Gary Birkinshaw - 08 9207 2088

### Office Details

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



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.*