



32 Excelsior Drive, Canning Vale



## Modern Family Home Overlooking Lake!

Located in an established street in a quiet area, there are nearby parks and good schools.

### Features:

- 4 x large bedrooms, master suite with ensuite bathroom, large walk-in-robe and a bay window
- Off the bedroom is a parents retreat
- 2 x bathrooms, one with a full size bath
- Formal lounge at the front of the house
- Modern kitchen with stainless appliances overlooking family room and dining area
- Dining area has a wall of windows looking onto the paved patio area
- Large laundry located directly off the kitchen area with its own outside access
- Ducted evaporative a/c throughout
- Fully fenced back yard
- Lawn and easy care garden fully reticulated
- Double garage with remote door

**Available:** 16th August

**Lease term:** Minimum 12 month lease

*Please include a cover letter in your application.*

**HOW TO BOOK AN INSPECTION FOR THIS PROPERTY:**

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<b>Price</b>	\$720 per week
<b>Property Type</b>	Rental
<b>Property ID</b>	30500

### 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

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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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