



214 Lambeth Circle, Wellard



## THREE BEDROOM GEM

This beautifully presented three bedroom, two bathroom home has been designed for comfort and convenience. Boasting a spacious open plan living and dining area, modern kitchen with quality appliances and ducted air conditioning throughout, this home is not to be missed!

Features you will love:

- Master bedroom with built in robe and immaculate ensuite
- Tiled flooring with carpeted bedrooms for comfort
- Living & kitchen overlook alfresco with direct access to the garage
- Low maintenance outdoor area
- Stunning main bathroom fit with bathtub
- Ducted air-conditioning
- Double lock up garage with shoppers door entrance
- Spacious Layout: Three generously sized bedrooms

Location:

Less than 200m to the new Village Primary School  
1km to Wellard Train Station for easy commuting  
1.1km to Wellard Tavern, Bliss Momos Café, and Village Shopping Centre (Woolworths)  
Close to medical services, parks, playgrounds, and a range of local amenities

PLEASE INCLUDE A COVER LETTER IN YOUR APPLICATION

Available: 24th January 2025

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**Price** \$620.00 per week  
**Property Type** Rental  
**Property ID** 31220

### Agent Details

Bella Pyke - 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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Lease term: 12 months

#### 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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