

Leased



61 Kirwan St, Floreat



HOME OPEN SAT 22/2 - 10AM - 10.20AM - Luxurious Family Home in Prime Floreat Location

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

Discover this stunning, recently constructed, custom-built two-storey executive home boasting a generous 343m<sup>2</sup> floor area, showcasing exceptional finishes and a highly desirable hilltop position in one of Perth's most sought-after suburbs, Floreat. Enjoy city glimpses and beautiful neighbourhood vistas, along with sustainable features. This immaculately owner-occupied and maintained property is now available for rent for the first time.

#### Property Features:

- **Grand Design:** Architecturally designed with versatility and luxury in mind.
- **Sustainable Living:** Enjoy significant energy savings with the installed solar power system.
- **Secure Setting:** Remote-controlled driveway gate, separate pedestrian

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**Price** \$1850.00 per week

**Property Type** Rental

**Property ID** 31302

#### 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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access with A/V intercom and keypad entry. Enjoy a secure and convenient lifestyle within easy walking distance of local parks, a toy library, and a vibrant selection of cafes and restaurants.

- **Open-Plan Living:** Imported Italian tiles grace the open-plan family, dining, and kitchen areas, seamlessly flowing to two alfresco entertaining spaces.
- **Gourmet Kitchen:** A chef's dream with stone benchtops (including waterfall ends), a large kitchen island, stylish splashbacks, and high-end appliances (integrated fridge-freezer, twin Miele ovens, Smeg induction cooktop, Fisher & Paykel dishwasher drawer). A HUGE hidden scullery with additional stone tops, integrated Miele dishwasher, and walk-in pantry.
- **Private Theatre:** Projector and other A/V, opening to an intimate courtyard garden.
- **Master Suite:** Sumptuous king-sized master bedroom with bedside pendant lights, "his and hers" walk-in and mirrored built-in wardrobes, and a five-star ensuite bathroom (hotel-style walk-in shower, stone benchtops, twin vanities, makeup desk with LED lighting, and separate toilet).
- **Bedrooms:** Four spacious bedrooms, all with block-out blinds and built-in robes.
- **Added Conveniences:** Features a separate large powder room. Laundry chute, integrated alarm system (provisions in place for CCTV), 3-phase power, and CAT6 cabling throughout. Lawnmowing and garden maintenance included in the lease.

#### **Location Features:**

- **Prime Floreat Location:** Enjoy the benefits of living in this highly sought-after suburb.
- **Proximity to Amenities:** Close to Perry Lakes, Floreat Forum (shops and cafes), and a short drive from Claremont and Karrinyup's lifestyle hubs. Easy commute to the CBD and City Beach. Enjoy easy access to a range of amenities within walking distance.
- **Excellent Schools:** A range of highly regarded primary and secondary schools are within easy reach.

**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!

**ARE YOU A PROPERTY OWNER LOOKING TO LEASE YOUR HOME?** If you are looking for property management support, we would love to speak to you. Contact our Investment Consultant Deon Nickell-Davies via [deon@xceedre.com.au](mailto:deon@xceedre.com.au) to find out how we can help with your property management needs.

**Disclaimer** - Whilst every care has been taken in the preparation of this

advertisement, all information supplied by the owners and the owners agent is provided in good faith. Prospective tenants are encouraged to make their own enquiries to satisfy themselves on all pertinent matters. Images are for illustrative purposes.

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