

**10 Montpellier Way, Piara Waters, WA 6112**

**Harcourts** Prestige

**House For Rent**

Friday, 8 March 2024

10 Montpellier Way, Piara Waters, WA 6112

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 358 m2**

**Type: House**

**Harcourts**  
Prestige



Scott Dragon

0468561220

Harcourts Prestige Leasing  
0468561220

**\$700 per week**

\* Please note that a 6 months lease is preferred at first \*Don't miss out on this cleverly designed 3x2 with a second living space! Perfectly located close to local schools, parks, shops, public transport routes, and major arterial roads! Both the front and rear of the property include low maintenance, neat gardens. Neutral tones and natural light throughout this property, makes it feel spacious and open, as well as easy to clean brand new floorboards in the living area, and carpeted bedrooms. The master bedroom is located at the front of the property, included with walk in robe and a modern ensuite! The master also includes a split system A/C and ceiling fan. Directly opposite the entry hallway, is a second living area which could be used as a tv room, play area or study. Leading out to the open plan living area, there is the kitchen, meals and family areas that lead out to an alfresco for outdoor entertaining. The rear of the property also includes a wall hanging clothes line and shed for tenant use. There is also a rear located double secure garage with rear laneway access. Off the living area includes both minor bedrooms with built in robes and ceiling fans, modern main bathroom with separate shower and bath. To the rear of the property, the laundry with side access and attached WC is tucked away.

Property Features Include (but are not limited to):- 3 well sized bedrooms, master bedroom with ensuite and walk in robe, minor bedrooms with built in robes- Additional living area at front of property- 2 well sized bathrooms, ensuite attached to master bedroom, and main bathroom with separate shower and bath- Separate laundry with toilet- Open plan kitchen, living, and dining with an abundance of natural light- 600mm stainless steel kitchen appliances, generous storage and counter space, brand new oven- Split system A/C units in master bedroom and living area- LED down lights and decorative pendants throughout- Security doors- Easy to clean brand new floorboards in main living area, carpeted bedrooms- Low maintenance gardens, with shed at rear for tenant use- Double secure garage with rear lane access, street parking at the front of the property- Available 24/06/2024- Sorry, no pets

Please note that we do not accept '1 Form Applications'. You must complete our 2 Apply Application Form or a REIWA form only provided to you once you have viewed the property.

**HOW TO VIEW THIS PROPERTY** Please follow the steps below:

1. Scroll down to the 'Book an Inspection', enter the relevant info and click 'Submit'. Please ensure you include your correct name and mobile number.
2. If you are using the mobile app please scroll down to the 'Book an Inspection' button, select the viewing time you are able to attend and then click 'Continue' and enter in your details in. You are now registered!
3. If you are on the REIWA portal, please visit the property advert on the [www.prestige.harcourts.com.au](http://www.prestige.harcourts.com.au) website to register. If there is no viewing time booked, once you have submitted your contact details you will be notified by text when there has been one scheduled.

**Disclaimer:** Although every effort has been taken to ensure the information provided for this property is deemed to be correct and accurate at the time of writing it cannot be guaranteed, reference to a school does not guarantee availability of that particular school, distances are estimated using Google maps. Applicants are advised to make their own enquiries as to the accuracy on this information.