

**3/20 Angus Avenue, Spearwood, WA 6163**



**House For Rent**

Saturday, 11 May 2024

3/20 Angus Avenue, Spearwood, WA 6163

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



John Batcheldor  
0893357555

**\$575.00 per week**

Nestled in a peaceful complex, this renovated villa boasts a spacious backyard, perfect for relaxation and entertainment. With its renovated kitchen, laundry and bathroom, alongside a large, shaded backyard, this property radiates comfort and privacy. Enjoy the convenience of being moments away from shops, schools, and public transport, as well as Coogee Beach and Port Coogee Marina. Features Include: Renovated kitchen includes electric cook top, oven, tiled splashback, single sink, fridge, wooden benchtops, ample storage and LED lighting. Cosy living/dining area equipped with ceiling fan, wall mounted TV and plenty of natural lighting. Bedroom one equipped with split A/C system & LED lighting. Bedroom two comes with ceiling fan/lighting, both bedrooms carpeted. Main bathroom features shower, toilet, single sink vanity with ample cupboard storage. Practical laundry finished with wooden benchtop, stainless steel single trough, washing machine and cupboard storage. Spacious backyard shaded by mature aged tree with a patio area makes an ideal area for entertaining family and friends. Set off the road for complete peace and quiet. Approx. 1.2km to Phoenix Shopping Centre. Approx. 750m to Spearwood Primary School. Approx. 3.5km to Port Coogee Marina. Approx. 3.2km to Coogee Beach. LEASE INFORMATION: Unfurnished (Property will include fridge, washing machine and wall mounted TV). Long term lease preferred (12 months). Suitable pets can be considered upon application. Available 7th of June 2024. \*\*\* YOU MUST REGISTER TO VIEW THIS PROPERTY VIA OUR

WEBSITE <http://www.empireproperty.com.au/property-management/for-rent>, Search for your property and click on Book Inspection. \*\*\* For further information please email Logan at [leasing2@empireproperty.com.au](mailto:leasing2@empireproperty.com.au) or call on 0416 303 303. Applications online using 2Apply only. Disclaimer: The particulars of this listing have been prepared for advertising and marketing purposes only. We have made every effort to ensure the information is reliable and accurate, however, clients must carry out their own independent due diligence to ensure the information provided is correct and meets their expectations. These details are provided for information purposes only and do not form part of any lease contract.