

**39A treetop Avenue, Edgewater, WA 6027**

**CHASE**

**Duplex/Semi-detached For Rent**

Wednesday, 24 April 2024

39A treetop Avenue, Edgewater, WA 6027

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 3**

**Type: Duplex/Semi-detached**



Rachel Cotton  
0893230000

**\$475 per week**

THE VIBE Welcome to 39A Treetop Avenue, Edgewater. A 2 bedroom, 1 bathroom residence positioned on a sizeable zoned block that's been cleanly divided to create two separate living quarters. THE DETAILS- bedrooms each can be accessed by their own doors from the front of the property- split system air conditioning unit- Open plan lounge, dining and kitchen- third room off the kitchen could be a generous size storeroom or a comfortable office / study- walk through Bathroom layout with a sink, through to a shower / bath (plus space for a washing machine) - separate W/C- small pergola and steps leading down to a paved area THE LOCALE - Approx. 7 minute walk to Edgewater Primary - Approx. 900m to Mater Dei College - Approx. 200m to nearest bus top, plenty around. - Approx. 1.0km to Edgewater train station - Approx. 9.0km to Whiteford beach THE DEAL AVAILABLE DATE: 06/05/2024 LEASE LENGTH: 12 months FURNISHED: NO PETS: Considered THE DISCLAIMER Whilst every care is taken in the preparation of the information in the marketing, Matte Black Real Estate will not be held liable for any errors in the typing of the information. Tenants are required to make their own investigations. We do not accept any responsibility to any person for its accuracy. All interested parties should rely upon their own inquiries to determine the accuracy of this information. It is the Tenants responsibility to make all relevant investigations regarding phone, internet and NBN connection type and availability as Matte Black Real Estate cannot guarantee or control telecommunication services. Matte Black Real Estate advises all Tenants to speak to their provider before making an application to lease (if required). Thank you. Please leave your details on the 'contact/email agent' section to register your details. By registering your details, you will be instantly informed of any updates, changes, or cancellations for your property appointment, as well as an application link forwarded to you so you can complete prior to the home open if you wish. Due to most properties being tenanted/owner occupied we may not be able to arrange private inspections as we will need to organise home opens/appointments around the current occupants. Should the time not suit you, please register for another time but no guarantees can be made that a further inspection will be booked. Please be aware if no one registers for an inspection time, then that inspection may not proceed. If you require any further assistance, please contact our office on 9323 0003, thank you. Matte Black Real Estate do accept applications prior to viewing, please submit your application through 2Apply: <https://app.2apply.com.au/Agency/MatteBlack> Thank you.