

**44 Leda Boulevard, Wellard, WA 6170**



**House For Rent**

Wednesday, 14 February 2024

44 Leda Boulevard, Wellard, WA 6170

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Deon NickellDavies  
0892072088

**\$580.00 per week**

PROUDLY PRESENTED BY DEON @ XCEED REAL ESTATE - YOUR LOCAL INVESTOR SPECIALIST Welcome to 44 Leda Boulevard Wellard! Don't miss out on the opportunity to lease this fantastic 3-bedroom, 2 bathroom home located in a quiet and very convenient part of the Wellard Village. Need to know Property Info: Availability: 21/02/2024 Price: \$580 per week Lease Term: 12+ month Furnishing: UNFURNISHED Pets: Owner prefers no pets however may consider pending application and references Special Conditions for Lease: Laminate Timber Flooring - Before vacuuming, always ensure your vacuum is set to a soft brush as rotating bristles on standard brushes can scratch laminate flooring. If you're looking to wipe down the entire surface of your laminate flooring, you can use a mop. But as mentioned, it's important to keep water levels to an absolute minimum. Wipe up spills immediately. Welcome to this elegant and well-appointed home located in the modern Wellard Village estate, just a leisurely stroll away from the Wellard Train Station, and surrounded by essential conveniences such as Woolworths, Wellard Medical Centre, schools, daycare centers, and scenic parks. Most notably, the property is conveniently situated just 400m away from the new Wellard Village Primary School, adding to the appeal for families. This property offers a blend of modernity, comfort, and practicality, making it an ideal option for a comfortable family lifestyle. Property Features: - Master Bedroom with split system air conditioning and a walk-in robe - Ensuite featuring a shower, vanity, and toilet for added convenience - Carpeted Bedrooms 2 & 3, each with built-in wardrobe recesses - Main Bathroom equipped with a bath, shower, and vanity, complemented by a separate toilet - Laundry room with a storage cupboard for optimal organization - Modern and open plan living / dining / kitchen layout with split system air conditioning - Kitchen boasting a large fridge recess, pantry, tiled splashback, oven, gas cooktop, rangehood, and a kitchen island inclusive of a breakfast bench - Alfresco area perfect for outdoor enjoyment - Double remote-controlled garage for secure parking Location Features: - Located in the modern Wellard Village estate - Within walking distance to Wellard Train Station - Nearby conveniences include Woolworths, Wellard Medical Centre, schools, daycare centers, and lovely parks - Only 400m away from the new Wellard Village Primary School 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. 2 apply 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! Property Code: 29887