



## 55A Valencia Avenue CHURCHLANDS WA 6018

 4  3  4

From \$1350 per week

Date available: 8 November 2023

[Book Inspection](#)

### Quality Family Home with heated pool

Step through the security gates and into the cool, comfortable confines of this lovely home situated only moments from some of Perth's premier private and government schools. The home enjoys close proximity to the local beaches, parklands, schools and local and regional shopping centers.

Downstairs there is a full guest suite with good sized en-suite, a formal living and dining room, plus informal eating area and family room. The kitchen has lots of cupboards and storage. Double doors lead to the outdoor area and delightful heated splash pool.

Upstairs there is a light, bright family or study area, main bedroom with en-suite, plus two double bedrooms and a family bathroom

Special features:

Monthly pool and gardener included in rent!

Ducted reverse cycle Air-conditioning throughout

Central vacuum system

Security Alarm system

Double lock up garage

Security gates

Neutral palette throughout

Space Real Estate

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NO PETS ALLOWED

Please contact AdÃ©l Visagie on 0412 375 047 for more information

Please register for the Open Home on Tuesday the 17th October 2023 at 4 pm

# Gallery



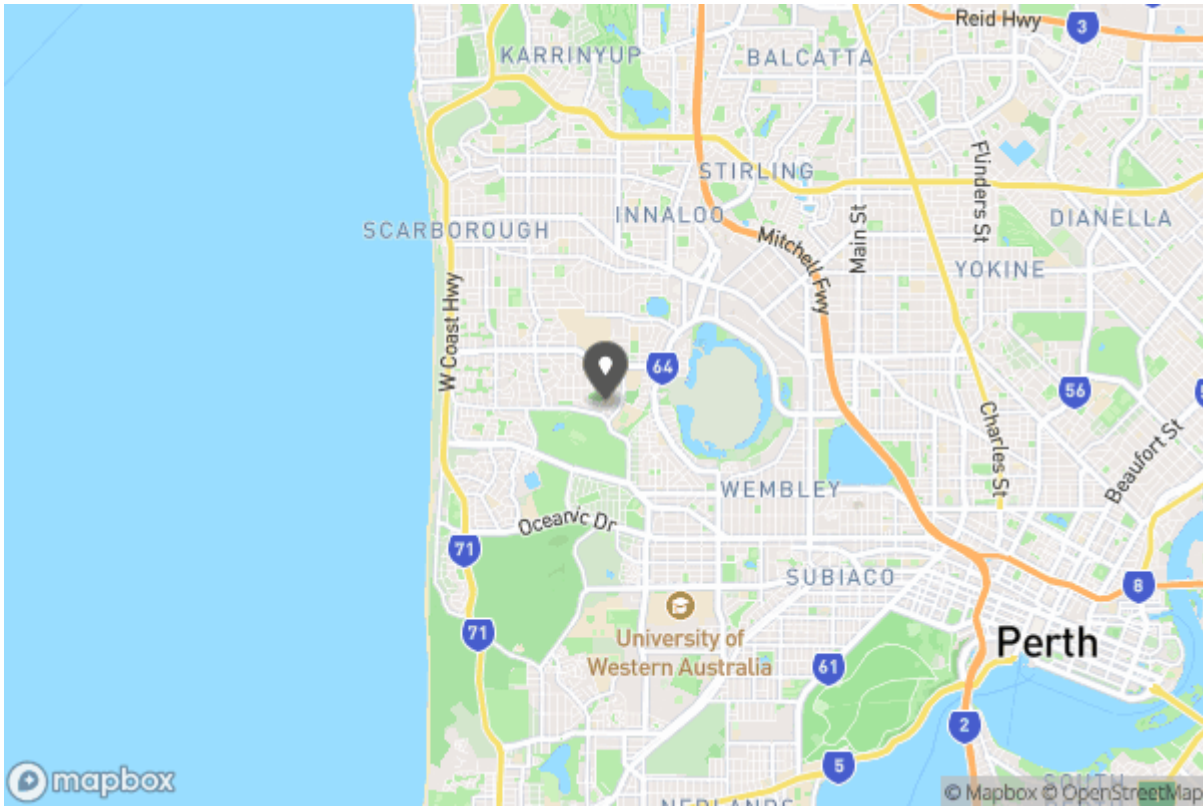








# Location Map





Don't forget to confirm your inspection by SMS or email

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Cottesloe WA 6011



### Why Book with Space Real Estate

With our agency, you can book Property Inspections 24/7 on your computer, tablet or smartphone. When you do, you will receive an immediate response confirming your booking via email and SMS. Should the property be leased, the inspection time changed or cancelled for any reason, you will be informed the second it happens keeping you up to date.

You can also change or cancel your booking at any time if you no longer wish to attend or the times are no longer suitable. As part of your booking, we will send you reminders of the inspection as well as directions to the property to make the process of inspecting the property seamless.

Finally, should you wish to apply for the property, all of the relevant information including PDF or online applications details will be provided so you can apply as quickly as possible.

# Tenancy Application

A copy of the General Tenancy Agreement for this property, including all special conditions is available via the following link:

[Apply Online](#)

<https://2apply.com.au/Property?agentID=V-SpaceRECottesloe&uniqueID=R28744>