



## Pearsall, 13 Rosemount Entrance

Effortless Living in a Convenient Location!

**UNFURNISHED:** This neatly presented 3-bedroom, 2-bathroom home offers easy-care living with everything you need to enjoy a comfortable lifestyle. Conveniently positioned close to parks, schools, local shops, medical centres, and public transport, this is the ideal home for those seeking convenience and comfort.

3 2 2

### For Lease

\$700.00 Per Week

### View

By Appointment

### Contact

**Olivia Dangerfield**

olivia.dangerfield@ljhooker.com.au

# Note you must register to attend the home open and to be notified of any changes.

Features include - spacious open-plan living and dining area with reverse-cycle split system air conditioning and high ceilings, providing a bright and welcoming space. This area features sliding door access to the rear courtyard, perfect for relaxing or entertaining.



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

**LJ Hooker City Residential**  
(08) 9325 0700

Well-equipped kitchen with stone benchtops, built-in pantry, gas hotplates, electric oven, and water filter.

The main bedroom features high ceilings, a walk-in robe, and a modern ensuite. Two additional bedrooms with built-in robes, ideal for children, guests, or a home office. A spacious and contemporary second bathroom. Practical laundry leading to a private drying courtyard, complete with a washing line.

Enjoy your own private, low-maintenance rear courtyard with reticulated garden beds- perfect for outdoor dining and relaxation. Double garage with remote control door, high ceilings, and extra storage space. Plus, convenient rear access to the backyard and shopper's entrance into the home.

Additional features include a security alarm system, instantaneous gas hot water, reticulation, and split-system air conditioning. Please note: The dishwasher will remain in the property for tenant use but is excluded from the lease agreement.

Please note the lessor makes no representations about the availability of CTV/Alarms, telephone lines, internet lines or any other communications services to the premises. The tenant must make their own enquiries regarding the availability, cost and/or installation of those services.

TO ARRANGE A VIEWING PLEASE CLICK ON THE 'CONTACT THE AGENT' BUTTON OR THE 'BOOK INSPECTION' BUTTON AND YOU WILL BE SENT AN INSTANT REPLY TO REGISTER FOR THE SCHEDULED VIEWING/S HOME OPEN TIMES ARE SUBJECT TO CHANGE WITHOUT NOTICE.

Please be on time so you have sufficient time to fully view the property and ensure that it meets your requirements as viewing times cannot be extended, so as not to cause delays for the next home open. See You There.

ARE YOU A LANDLORD? If you are looking for property management services, we would love to hear from you. Contact our Business Development Manager Kelly on 0477 177 339 or [kelly.johnson@ljhooker.com.au](mailto:kelly.johnson@ljhooker.com.au) for a no-obligation and confidential conversation.



**LJ Hooker City Residential**  
**(08) 9325 0700**

**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

## More About this Property

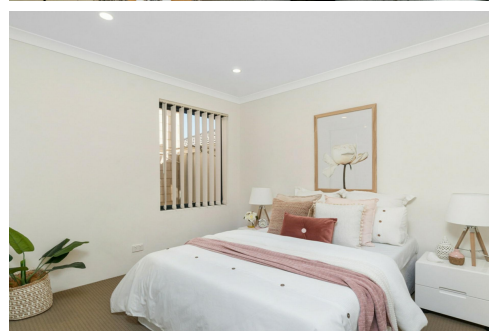
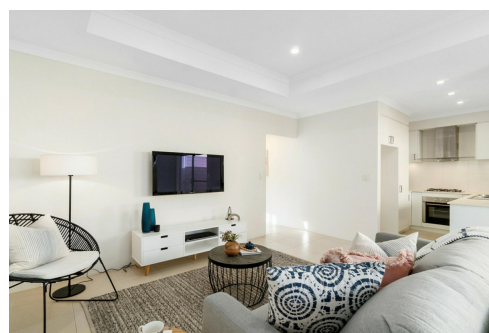
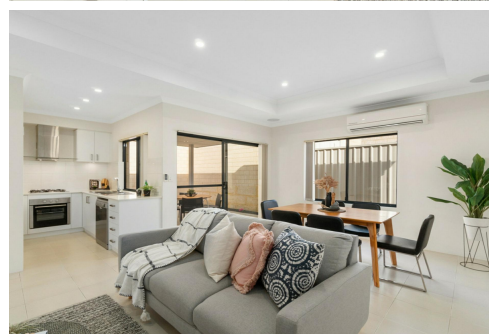
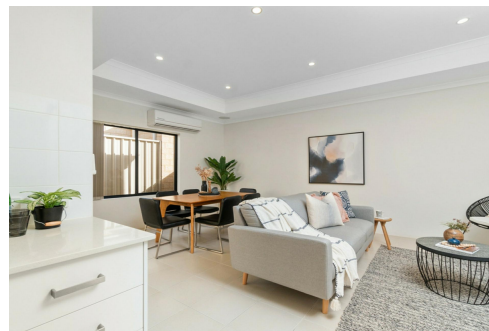
<b>Property ID</b>	3TDWFGJ
<b>Property Type</b>	House
<b>Including</b>	Ensuite Toilets (2)

### Olivia Dangerfield

Leasing Manager | [olivia.dangerfield@ljhooker.com.au](mailto:olivia.dangerfield@ljhooker.com.au)

### LJ Hooker City Residential (08) 9325 0700

Shop 30, 82 Royal Street, EAST PERTH WA 6004  
[cityresperth.ljhooker.com.au](mailto:cityresperth.ljhooker.com.au) | [hello@ljhpxp.com.au](mailto:hello@ljhpxp.com.au)



**Disclaimer:** All information contained therein is gathered from relevant third parties sources.  
We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

**LJ Hooker City Residential**  
**(08) 9325 0700**