

Leased



13 Simper Street, Wembley



## PURE ELEGANCE

Set back from the leafy Simper Street, behind a gorgeous white picket fence, this charming abode boasts the ultimate in location, nestled into the highly sought-after suburb of Wembley. Oozing original elegance, this home presents an unprecedented opportunity for the fun-loving family or professional couple.

A location second to none! This is probably the quietest cull de sac street block in Wembley yet walking distance to shopping, restaurants, cafes, hotel, pharmacy and major transport. Not to mention the Leederville and Mt Hawthorn villages and Lake Monger just around the corner.

- Grassed front yard behind picket fence
- Beautiful porch on entry
- 4 bedrooms
- 4th bedroom or study
- 2 bathrooms
- Master bedroom with open ensuite
- Ensuite & main bathroom with sunning clawfoot bath
- Front lounge room
- Open plan living
- Kitchen/dining/family combined
- Kitchen with breakfast bench surrounding the main hub
- Double fridge recess
- Spacious kitchen with maximum storage
- Laundry with outside access

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**Price** LEASED BY XCEED  
**Property Type** Rental  
**Property ID** 27419

### Agent Details

Kristie-Lee Newnham - 08 9207 2088

### Office Details

Xceed Real Estate - Property Management  
Level 8, 3 Hasler Road Herdsman, WA, 6017 Australia  
08 9207 2088

**XCEED**   
**REAL ESTATE**

- Classic wood flooring throughout
- Attic storage with ladder access
- Outside decking area with shower
- Ducted air-conditioning
- Surround sound system
- Security alarm system
- Downlights throughout
- Quiet Cull de sac location
- Friendly neighbourhood with incredible surrounding community
- Walking distance to Wembley Primary School and other prestigious schools
- Conveniently located between city and surf
- Small pets considered on application
- Lawn mowing included at owners expense

\*Please note- woodfire heater in front lounge excluded from lease agreement\*

### **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. If no time is currently available, register your interest and you will be alerted when the next inspection time is scheduled Happy house-hunting!

### **IMPORTANT INFORMATION:**

1. Every person attending a home open needs to register their details individually and separately - anyone over 18 not registered may be denied entry due to capacity and Covid Register compliance
2. If there is no home open time listed, register your interest and you will be alerted when a time is booked - please do not enquire requesting a viewing as you will not receive a response
3. Due to the sheer volume of enquiries, we receive in this market, we cannot accommodate private inspections so please ensure you or a representative for you attends the scheduled time booked
4. If you live outside of the Perth Metro area and physically cannot attend a viewing or have a representative attend for you, please email the leasing consultant direct to discuss.

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*