

Leased



1, 318 Oxford St, Leederville



## SHE'S A DELIGHT!

This stunning townhouse promises to surprise and delight. Located in this desirable lifestyle location, walking distance to vibrant cafes and restaurants that both Mt Hawthorn and Leederville have to offer. It provides the perfect combination of accessibility and liveability, with its proximity to Brentham Reserve, Lake Monger and Perth's CBD enhancing the desirability. Leederville Station is just minutes down the street and bus routes to Mount Hawthorn and the city at your doorstep.

Spread over two levels, the space combines the eclectic mix of elegance and style with the residence boasting a light-filled, open living/dining room with a soaring ceiling void. Expansive double doors lead to a sun-filled front courtyard with a downstairs w/c. The gourmet kitchen will delight entertainers with its ample storage, stainless steel appliances, gas stovetop and plenty of bench space.

This private abode has a large upstairs master bedroom featuring ensuite, split system heating/cooling and a walk-in-wardrobe. Upstairs also allows for the flexibility of a home-office space with a vibrant outlook. Add secure parking, storage, and a modern solar panel system to complete the offer.

This stand-out townhouse provides a considered combination of usability and style, which sets the stage for an amazing inner city lifestyle experience.

Features include:

Reverse cycle air conditioning units in main lounge and bedroom

Sliding doors open out to the outdoor alfresco area

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**Price** \$450 Per Week  
**Property Type** Rental  
**Property ID** 27604

### Agent Details

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**XCEED**   
REAL ESTATE

Downstairs toilet  
Kitchen fitted with a gas stove top and plenty of cupboard space  
Ample storage options including outside storage unit, linen cupboard and under stair storage  
Intercom and security gate access for your parking  
Upstairs bedroom including, large walk-in robe and ensuite  
Separate laundry  
Study nook  
Solar panels reducing power bills

A little about the location:

1.3km to Lake Monger  
900m to The Good Grocer IGA 24/7  
1.3km to Betty Park Leisure Centre  
1km to Scarborough Beach Road Restaurant prescient  
1km to Oxford Street Restaurant prescient  
1.3km to Leederville Train Station

### **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.

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