

Leased



16 Wilkie Street, South Guildford



## WONDER ON WILKIE

From the moment you step foot inside this gorgeous single-level residence, you can't help but feel right at home. Nestled in a tightly held riverside pocket and surrounded amongst the beautiful scenic bushland, this property offers a life of ease and style.

The location is second to none with the likes of Iho Park, Guildford Historic Town Centre, Swan & Helena Rivers, Woodbridge Hotel, Guildford Grammar School, Guildford Primary School and East Guildford Train Station all close by. The picturesque Swan Valley and Perth Airport and also so conveniently close.

Recently painted with near new carpets, this home features 4 spacious bedrooms, 2 bathrooms, study, activity room, sunken formal living, plus large rear open plan lounge and meals area.

Outside features include large patio area, big double garage/workshop, tranquil reticulated gardens, and a big backyard for the family to play.

Features:

- High ceilings
- 4 Bedrooms all with built in robes
- Study or Nursery off main bedroom
- 2 well appointed bathrooms
- Huge open plan kitchen, dining, and family area
- Formal lounge with display fireplace
- Multiple living zones

4 2 2

<b>Price</b>	\$660 per week
<b>Property Type</b>	Rental
<b>Property ID</b>	27831

### 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

- Laundry with outside access
- Kitchen equipped with Dishwasher, Gas cooktop and electric oven
- Gas bayonet for heating
- Elevated decked patio area
- Huge, grassed area for the kids and pets
- Huge 911sqm block
- 4 car garage/workshop
- Security alarm system
- Reticulated gardens
- Pets considered
- Monthly lawn mowing included

**\*please note the ducted evaporative air-conditioning system is not included for tenant use in the lease\***

## **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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