

Leased



18 Araluen Street, Morley



## SHE'S A TRUSTED BEAUTY

This beautiful, solid, and well-maintained 3-bedroom house is perfect for any family or working professional that loves space and a ultra-convenient location. Just moments from Hamersley Reserve, major transport links and local schools, a five-minute drive to Westfield Morley Galleria, Coventry Village and Charlie's Fresh Food Market. Near to the cul-de-sac end of the street, is nestled close to everything you could ever want or need - including the future Morley Train Station, just around the corner. Within 10-15 minutes from this central spot, you can enjoy the attractions at Whiteman Park, riverside walks and lazy lunches in historic Guildford, and the latest Beaufort Street bars and restaurants in vibrant Mount Lawley.

- Stunning street appeal with manicured lawns
- Beautiful wood flooring through main living & bedrooms
- 3 bedrooms
- Master & second bedroom with robes provided
- Master bedroom with split system air conditioning
- Single bathroom
- Open tiled kitchen with gas cook tops and storge
- Second lounge/family area
- Huge carpeted formal lounge and dining area
- Separate laundry with outside access
- Undercover patio area
- Paved backyard
- Extra large carport with rear access
- Large shed

🛏 3 📶 1 🚗 4

**Price** \$520 Per Week  
**Property Type** Rental  
**Property ID** 28263

### 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

- Sorry no pets
- 6 month lease preferred
- Monthly lawn mowing included in rent
- Yearly garden clean up included in rent

A little about the location:

- Hamersley Reserve 290m
- Community Kids Early Education Centre 260m
- Hampton Park Primary School 640m
- Hampton Senior High School 780m
- Westfield Galleria Shopping Centre 3.3km
- John Septimus Roe Anglican School 1.9km
- Whiteman Park 5.0km
- Bayswater Waves 2.7km

### **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.

*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.*