

Leased



17A Lynton Street, Mount Hawthorn



## HIDDEN SECRET

Private and tucked away, within the highly sought-after suburb of Mount Hawthorn, 10 minute drive to Perth CBD and in walking distance to Perth's arterial transport network, this beautiful two story hidden gem screams LIFESTYLE. PRIVACY. LOW MAINTENANCE. HOMELY.

With highly renowned schools nearby (falls within the catchment zone for Mount Hawthorn Primary School and Churchlands Senior High School) this property is a short walk to Lake Monger, multiple parks, cafes and shops.

Close by is the popular Mezz Shopping Centre, and café/restaurant precinct a lifestyle that makes Mount Hawthorn the sought-after suburb it is. This premium location is hard to beat.

Previously owner occupied, we are seeking a \*SPECIAL\* tenant to care for and love this home as much as the owners do and encourage cover letters with your application on how you will make a great tenant.

## WHAT WE LOVE:

- Light and bright open plan living area with beautiful marri flooring
- Ample size kitchen with dishwasher
- Second living area / study area upstairs
- Two king-size bedrooms upstairs with robes
- Ensuite and walk-in robe to master bedroom

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**Price** FROM \$750 PER WEEK

**Property Type** Rental

**Property ID** 28552

## Agent Details

Gary Birkinshaw - 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

- Main bathroom has a separate bath and shower (perfect for little ones)
- Third bedroom downstairs
- Powder room (3rd toilet)
- Separate laundry
- Private low maintenance North facing courtyard
- Lock-up garage and storage room (could be used as a studio)
- Reverse cycle air conditioning
- Ceiling fans
- Security alarm system

### **HOW TO BOOK AN INSPECTION FOR THIS PROPERTY**

Please note that you must inspect the property prior to applying. We accept 2 apply applications once you have viewed the property.

### **HOW TO VIEW THE PROPERTY**

Simply scroll down past the description and click the 'Book an Inspection Time' button and select from one of the available times.

If there are no inspection times available then you will be notified as soon as one is scheduled.

You must register for the inspection so that you are informed of any updates, changes or cancellations to the scheduled viewing time.

If no one registers for the inspection time - then that inspection time may not proceed.

Life is better with Xceed®!

*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.*