

Leased



3/ 20 Muir St, Innaloo



### Stunning 3 x 1 FURNISHED Villa in an Idyllic Location

🛏 3 🚶 1 🚗 2 📏 251 m2

PROUDLY PRESENTED BY DEON @ XCEED REAL ESTATE - YOUR LOCAL INVESTOR SPECIALIST

#### Need to know Property Info:

Availability: 07/02/2024

Price: \$650 per week

Lease Term: 12+ month

Furnishing: FURNISHED AS PICTURED

Pets: PETS NOT PERMITTED AS FURNISHED

Special Conditions for Lease: Furnished property conditions

Welcome to 3/20 Muir Street Innaloo - your ideal 3 x 1 sanctuary! Discover the perfect blend of nature and convenience at this exceptional villa with its own street frontage and no common walls. Wake up to the soothing sound of rustling trees and indulge in evening strolls around the picturesque Lake Gwelup, all while enjoying easy access to nearby schools, shopping centers, and public transport.

Step into the inviting living space and be greeted by a stunning alfresco area, perfect for entertaining friends and family. With a secure enclosed front courtyard, you can create unforgettable moments in complete privacy.

Inside, you'll be impressed by the modern style kitchen, complete with a

<b>Price</b>	\$650.00 per week
<b>Property Type</b>	Rental
<b>Property ID</b>	29827
<b>Land Area</b>	251 m2
<b>Floor Area</b>	101 m2

#### Agent Details

Deon Nickell-Davies - 08 9207 2088

#### Office Details

Xceed Real Estate - Property Management  
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dishwasher, fridge, gas hob, electric oven and grill. Stay comfortable year-round with the convenience of ducted and split air conditioning.

Living here means enjoying a lifestyle of ultimate convenience. Take advantage of the nearby park, Innaloo Sportsmans Club, and easy access to the freeway. Plus, with a bus stop just 146m away, Yuluma Park within 400m, and Morris Kitchen only 950m away, everything you need is within easy reach.

Educational opportunities abound, with Yuluma Primary School (catchment) just 1.9km away, and Carine Senior High School (catchment) a short 3.6km drive. Indulge in retail therapy at Karrinyup Shopping Centre, just 1.9km away, and enjoy a day at the stunning Scarborough Beach Foreshore, a mere 5.2km away.

#### **Property Features:**

3 bedrooms with ceiling fans and 2 have built-in robes

- 1 bathroom with bath
- Spacious living area
- Stunning alfresco area for outdoor entertaining
- Secure the enclosed front courtyard
- Modern-style kitchen with dishwasher, gas hob, electric oven, and grill
- Comfortable living with ducted and split air conditioning
- Store room
- PLZ NOTE ALARM SYSTEM IS NOT OPERABLE

#### **Location Features:**

- Convenient access to nearby schools, shopping centres, and public transport
- Close proximity to the park and Innaloo Sportsman Club
- Easy access to the freeway and Stirling Train Station
- Within the catchment area of Yuluma Primary School and Carine Senior High School
- Short distance to Karrinyup Shopping Centre for all your retail needs
- Just 5.2km away from the stunning Scarborough Beach Foreshore

**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. 2apply applications will be accepted once the property has been viewed. Home open dates and times are subject to change so it is essential you register so that we can keep you informed. If no time is currently available, register your interest and you will be alerted when the next inspection time is scheduled. Life is better with Xceed!

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