

Leased



4/336 Hector Street, Tuart Hill



## Spacious & Private Villa

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

**Price** \$680.00 per week  
**Property Type** Rental  
**Property ID** 31181

### Agent Details

Deon Nickell-Davies - 08 9207 2088

### Office Details

Xceed Real Estate - Property Management  
Level 8, 3 Hasler Road Herdsman,  
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08 9207 2088

### Property Features:

- **Interior:** Step inside to discover a meticulously maintained interior featuring stylish timber-look vinyl flooring that runs throughout the home, providing both durability and aesthetic appeal. Fresh neutral paint creates a bright and airy atmosphere, complemented by energy-efficient LED lighting, reducing energy costs and contributing to a more sustainable lifestyle. Ceiling fans in all bedrooms ensure year-round comfort, working in harmony with the split-system air conditioning units located in the main bedroom and living area, providing optimal climate control.

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- **Kitchen & Bathrooms:** The well-appointed kitchen is a chef's delight, boasting quality Westinghouse appliances including a 5-burner gas cooktop and an electric oven/grill. Ample cupboard space ensures efficient storage, making meal preparation a breeze. The bathroom features a relaxing bathtub, a separate laundry area for convenience, and a separate toilet for added privacy.
- **Bedrooms:** The spacious main bedroom offers a built-in robe, providing ample storage space for clothing and personal belongings. Each bedroom is fitted with a ceiling fan for individual climate control.
- **Living Areas:** The open-plan living and dining area creates a seamless flow, ideal for both relaxing and entertaining. The large windows allow for plenty of natural light to flood the space, enhancing the sense of openness and airiness.
- **Outdoor Space:** Step outside to your own private oasis. A large gable roof patio provides ample shade and protection from the elements, creating the perfect setting for outdoor dining or relaxation. Established garden beds add a touch of greenery, while a generous grassy area offers space for pets to play or for simply enjoying the outdoors. A lockable storeroom provides valuable extra storage space.
- **Parking:** Secure parking is provided by a carport, with additional space available for a second vehicle.

**Location Features:** This exceptional property benefits from an enviable location within Tuart Hill, offering easy access to a wealth of amenities and attractions.

- **Local Amenities:** Within easy reach are the Flinders Square Shopping Centre for all your daily needs, the prestigious Western Australian Golf Club for leisure activities, and the expansive Yokine Regional Open Space, perfect for enjoying outdoor recreation, walks, and picnics.
- **Transport:** Excellent public transport options are readily available, ensuring easy commuting to the Perth CBD and surrounding areas.
- **Commuting:** The Perth CBD is only a short drive away, offering convenient access to employment opportunities and the city's vibrant cultural scene. The property's location ensures a manageable commute while still enjoying the tranquillity of a suburban setting.

This property offers a rare combination of modern upgrades, comfortable living spaces, and a prime location. It is a truly exceptional opportunity not to be missed.

**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!

**ARE YOU A PROPERTY OWNER LOOKING TO LEASE YOUR HOME?**

If you are looking for property management support, we would love to speak to you. Contact our Investment Consultant Deon Nickell-Davies via [deon@xceedre.com.au](mailto:deon@xceedre.com.au) to find out how we can help with your property management needs.

**Disclaimer** - Whilst every care has been taken in the preparation of this advertisement, all information supplied by the owners and the owners agent is provided in good faith. Prospective tenants are encouraged to make their own enquiries to satisfy themselves on all pertinent matters. Images are for illustrative purposes.

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