

Leased



127 Federation St, Mount Hawthorn



## Luxurious house with pool in Mount Hawthorn

In the heart of Mount Hawthorn, on one of the most sought-after streets, 8 minutes drive to Perth CBD and in walking distance of Perth's arterial transport network, this beautiful 1930s Art Deco, renovated and extended home screams MODERN.... HIGH END.... LUXURY.... WOW FACTOR.... while not compromising its original charming character.

With highly renowned schools nearby (falls within the catchment zone for Bob Hawke College and Mount Hawthorn Primary School) this property is a short walk to the sprawling Menzies Park, Lake Monger, 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.

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:

- 1930s Art Deco renovated and extended character home
- Massive chef's dream kitchen with Essastone solid waterfall benchtops, 900ml gas cooktop, two Bosch ovens, Bosch dishwasher and

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**Price** FROM \$1350 PER WEEK -  
FURNISHED OR  
UNFURNISHED

**Property Type** Rental

**Property ID** 28323

### 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

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REAL ESTATE

clever storage

- Grand open plan kitchen, living, and dining area overlooking a solar-heated swimming pool that wraps around the house
- Pitched cedar-lined outdoor patio for all-year-round entertaining with outdoor kitchen and ceiling fan
- Low maintenance, landscape-architect designed fully reticulated garden
- King-size master bedroom with walk-in robe
- Ensuite to master bedroom with double shower
- Bedrooms two and three are queen / king-size
- Fourth bedroom (or second living area) with a charming fireplace
- Spacious bathroom with a freestanding, large, luxurious bath, and separate shower
- Separate powder room
- Separate laundry
- Ducted, zoned reverse cycle air conditioning and heating with Wi-Fi function that can control temperature room by room throughout the whole house and be operated remotely
- Security-alarm system
- 3-metre-high soaring ceilings with ceiling roses and chandeliers
- Solid jarrah flooring throughout (no carpet)
- Energy-efficient home with dimmable, yet powerful LED lights to save energy
- Extremely quiet and peaceful neighbourhood
- Wonderful neighbours and a close-knit street community

#### **LOCATION HIGHLIGHTS:**

- 500 metres to Mount Hawthorn Primary School and in Bob Hawke College catchment area
- 300 metres to bus that goes to Perth CBD
- 1km to Glendalough Train Station (Only 2 train station stops to Perth CBD)
- 1km to Lake Monger
- 50 metres from Menzies Park
- 600 metres to Braithwaite Park
- 800 metres to Mount Hawthorn restaurant and café precinct
- 1km to Mezz shopping centre
- 2.5km to Leederville
- 1.9km to Les Lilleyman Reserve
- 5.5km to Perth CBD

## TERMS:

- Available from 31 March 2023
- 12-month lease with potential for extension
- From \$1350 per week (unfurnished)
- Pets considered
- Flexibility to rent the home furnished (please enquire for price)

\*\*\* The house floor plans in this advert are for illustrative purposes only.

While every attempt has been made to ensure their accuracy, all measurements are approximate only. No responsibility is taken for any errors

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## 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 please call Robyn to arrange a private viewing on 0405 505 361

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.

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