

Leased



1/36 Marian St, Innaloo



## ULTIMATE LIFESTYLE!

In a premium location close to multiple parks (including Biralee Reserve and Millet Park), an array of cafes and restaurants within walking distance, multiple primary schools within arms reach and just a short drive to white sandy beaches, Westfield Innaloo Shopping Centre, the freeway, Stirling Train Station, other excellent schools and the newly-completed Karrinyup Shopping Centre – THE LIFESTYLE 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:

- 3 bedrooms (all with built in robes)
- 2 bathrooms (ensuite to master bedroom)
- Generously sized open plan kitchen, living, dining
- Kitchen has a dishwasher, gas cooktop and plenty of storage
- Separate laundry
- Ducted air conditioning
- Double garage with shoppers entrance

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**Price** From \$600 Per Week

**Property Type** Rental

**Property ID** 28453

### 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

- Low maintenance courtyard for entertaining

\*\*\* Alarm system excluded from lease \*\*\*

## 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.*