

Leased



20A Phillips Grove, Innaloo



3 x 2 Private Oasis in a Prime Location – 13 m lease only

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### 13 MONTH LEASE

Escape to your own private oasis at 20A Phillips Grove, Innaloo! This charming rear property offers a low-maintenance, lock-up-and-leave lifestyle without compromising on space or comfort. Enjoy seamless indoor-outdoor living in this beautifully designed three-bedroom, two-bathroom home, perfectly situated in the heart of Innaloo.

### Property Features:

- **Solar Passive:** Benefit from reduced energy bills with the existing solar panel system.
- **Spacious Open-Plan Living:** The heart of the home features a stunning open-plan living, dining, and kitchen area bathed in natural light.
- **Gourmet Kitchen:** Elegant wood cabinetry, ample storage (including a large pantry), tiled splashback, breakfast bar, and quality stainless-steel appliances (double sink, water filter tap, dishwasher, oven, gas cooktop, and rangehood).
- **Relaxing Living & Dining:** Tiled floors, downlighting, split system air conditioning, and a ceiling fan create a bright and comfortable space. Double sliding doors open onto the alfresco area for effortless indoor-outdoor flow.

**Price** \$700.00 per week  
**Property Type** Rental  
**Property ID** 30896

### Agent Details

Deon Nickell-Davies - 08 9207 2088

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- **Tranquil Alfresco Area:** Enjoy a private outdoor retreat with a spacious paved patio, pitched roof, and lush gardens – perfect for entertaining or relaxing.
- **Luxurious Master Suite:** Spacious master bedroom with ceiling fan, split system air conditioning, large window with blackout blinds, and triple sliding built-in robes. The ensuite boasts a tiled shower, single vanity, large mirror, and toilet.
- **Well-Appointed Bedrooms:** Two additional bedrooms – ideal as guest rooms or home offices – featuring built-in robes, carpet, and windows (second bedroom also has a ceiling fan, third has split system AC).
- **Main Bathroom:** Combined shower/bath, vanity with ample storage, large mirror, and separate WC.
- **Convenient Features:** 410sqm block, double remote-access garage with internal access, gated side access to the backyard, roller shutters on the front window, generous laundry with outdoor access, gas hot water system.
- **To note:** Clothes dryer available for tenants use however excluded from lease (will not be replaced if faults)

**Location Features:** Innaloo's enviable location offers the perfect blend of city convenience and coastal tranquillity. Enjoy easy access to:

- **Parks & Recreation:** Minutes from Millet Park, Birralee Park, and Yuluma Park.
- **Shopping & Dining:** Close proximity to Morris Place Shopping Centre, Westfield Innaloo, Innaloo Megacentre, and Karrinyup Shopping Centre. Enjoy nearby Event Cinemas and a vibrant array of restaurants and cafes.
- **Beach Lifestyle:** A short drive to the stunning Scarborough Beach, its pool, and the vibrant Esplanade.
- **Commuting:** Easy access to the Mitchell Freeway and Stirling Train Station. Only 10.3km to the Perth CBD!

Experience an easy-care lifestyle and fantastic central location at 20A Phillips Grove. This well-designed home offers everything you need for relaxed, low-maintenance living in the heart of Innaloo.

**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. 2 apply 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!

**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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