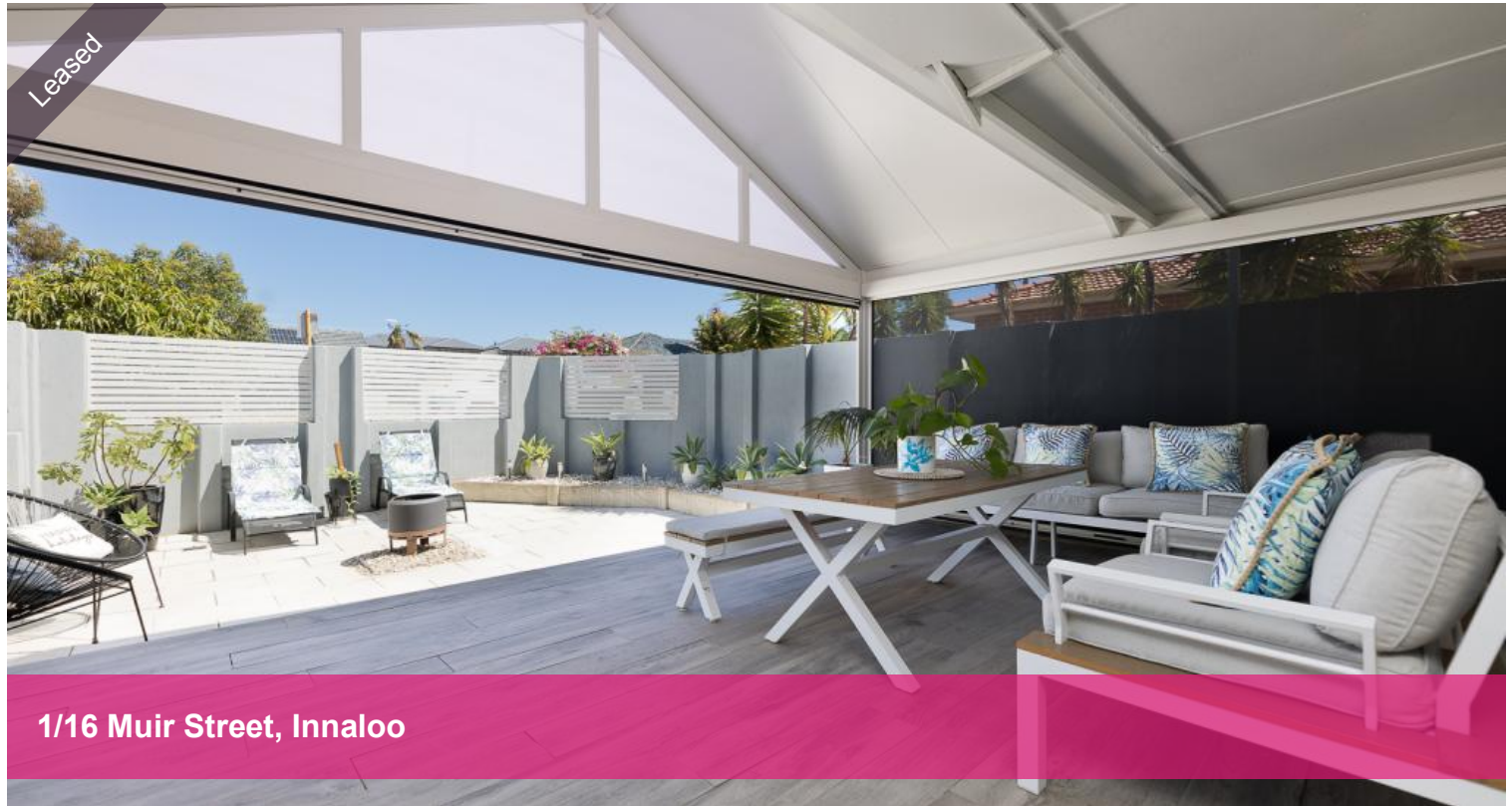


Leased



1/16 Muir Street, Innaloo



## Charming 4-Bedroom Home – Lifestyle & Convenience Combined!

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

Welcome to 1/16 Muir Street, Innaloo! This beautifully renovated four-bedroom, one-bathroom character home offers a perfect blend of charm, space, and modern comfort. From its stunning Jarrah timber floors to the spacious outdoor alfresco area, this home is designed for relaxed living at its finest.

### Property Features:

**Spacious Living:** Enjoy generously sized open plan free flowing living areas graced with stunning Jarrah timber flooring.

**Year-Round Comfort:** Stay comfortable year-round with reverse-cycle air conditioning to living and master bedroom.

**Gourmet Kitchen:** Prepare delicious meals in the massive kitchen, complete with gas cooking, a dishwasher, and ample storage.

**Peaceful Sleep:** Each bedroom features a ceiling fan for added comfort and

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<b>Price</b>	\$795.00
<b>Property Type</b>	Rental
<b>Property ID</b>	31458

### Agent Details

Deon Nickell-Davies - 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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plantation shutters throughout add a touch of refined elegance.

**Outdoor Retreats:** Enjoy a secure front courtyard with an amazing alfresco area featuring blinds – ideal for relaxing after work and a private, covered rear courtyard.

#### **Location Features:**

This prime Innaloo location offers unparalleled convenience and lifestyle benefits:

**Shopping & Dining:** Just moments from Karrinyup Shopping Centre, providing a wide array of shopping, dining, and entertainment options.

**Parks & Recreation:** Enjoy easy access to the beautiful Yuluma Reserve at the end of the street and Lake Gwelup a 10 min walk away perfect for morning walks and playtime.

**Amenities Galore:** Close proximity to public transport, schools, cafes, and Perth's stunning coastline. Also near Morris Place Shopping Centre, Birralee Reserve, Westfield Innaloo, and Innaloo Sports Club.

**Easy Commute:** Only 12km to Perth's CBD and close to Stirling Train Station. Scarborough Beach is only minutes away!

This is more than just a house—it's a lifestyle! Situated in a prime location, this property is close to all local amenities, ensuring that daily necessities, entertainment, and leisure activities are within easy reach.

**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.

*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.*