



91 Ferdinand Lane, Nedlands



## HOLLYWOOD HAVEN - DISCOVER THIS GEM

**\*Please note\*** - To view this property - access is down Ferdinand Lane, numbered 91B.

Set in the sought-after Hollywood precinct of Nedlands, this location blends quality living with a relaxed, village-style atmosphere. Tree-lined streets are surrounded by popular cafes, boutique shops, and everyday conveniences along Hampden Road and Broadway. With Matilda Bay, local parklands, and the river close by, you'll enjoy a well-rounded lifestyle in a welcoming, well-connected community.

### Features:

- Double-storey, lock-and-leave design
- Double lock-up garage with sealed rear laneway access
- Spacious open-plan living and dining area
- Modern kitchen with stone benchtops, gas cooktop & stainless steel appliances
- Large master bedroom with walk-in robe and private ensuite
- Two additional generous-sized bedrooms
- Front alfresco area and private rear garden courtyard
- Ground floor powder room
- Split-system reverse cycle air conditioning
- Polished timber floors throughout

### Furniture included:

- Washing machine

🛏 3 🚿 2 🚗 2

**Price** \$970 per week  
**Property Type** Rental  
**Property ID** 31784

### Agent Details

Ashleigh Mills - 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

- Clothes dryer
- Outdoor furniture

*\*Indoor dining table pictured not included\**

### **A little about the location:**

Positioned in the heart of Nedlands, this haven offers proximity to the bustling Hampden Road cafes, the serene Swan River foreshore, and the prestigious University of Western Australia. Just a leisurely stroll from top-tier public transport facilities taking you directly to the CBD, or the other direction to Claremont and beyond, this location is unmatched.

**Available:** NOW

**Lease term:** 12 months minimum

*Please include a cover letter in your application.*

### **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®!**

*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.*