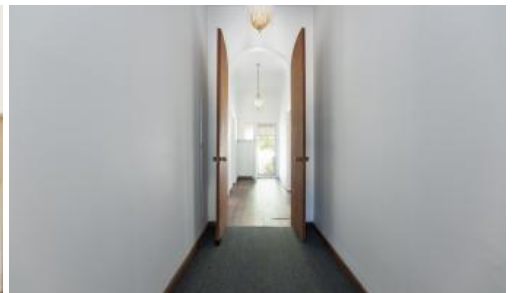
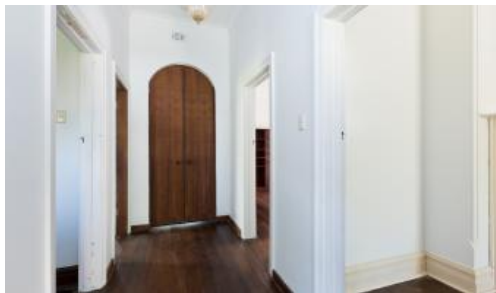




81 Tyrell Street, Nedlands



## Charming Nedlands Cottage

\*\*To enquire about inspection times for this property, please send an enquiry to register your interest.

You will then receive a notification when an inspection time is created.

Home open dates and times are subject to change so it is essential you register and confirm attendance for the inspection time so that we can keep you informed. Once youve attended the viewing, well provide you with the application link\*\*

Perfectly positioned south of Princess Road and close to the UWA Nedlands Campus, this spacious character cottage offers flexible living in one of Perth's most desirable suburbs. With retro charm, multiple living areas, and a large backyard, this home is ideal for students, families, or share tenancy arrangements seeking both comfort and convenience.

Features:

- 3 bedrooms
- 2 bathrooms
- Two separate living areas
- Large backyard
- Lock up garage and store room
- High ceilings
- Timber floors
- Sunroom

 2  2  1

<b>Price</b>	\$900 per week
<b>Property Type</b>	Rental
<b>Property ID</b>	33162

### Agent Details

Indianna Hall - 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

- Gas cook top
- Monthly lawnmowing and gardening included

Important Information:

- Dishwasher does not function and will not be replaced
- Gas heater in lounge room does not function and will not be replaced
- Property is being leased as is, with no improvements to be made by the lessor

A little about the location:

- Prime location south of Princess Road
- Close to UWA Nedlands Campus
- Easy access to Perth CBD without the stress of Stirling Highway traffic
- Moments from the Swan River and surrounding parklands
- Near Broadway shopping precinct, cafes and local amenities
- Close to Perths leading schools
- Convenient access to public transport
- Within close proximity to QEII Medical Centre and Perth Childrens Hospital

Available: 26th May

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.*