

# 250 Nicholson Road, Subiaco, WA 6008

THE PROPERTY EXCHANGE

## House For Rent

Friday, 5 April 2024

250 Nicholson Road, Subiaco, WA 6008

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Tara Wilton

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**\$750 per week**

Set in a brilliant location, this home will surely impress!! Let's start with the sweet front verandah and into the endless character features you'll notice throughout. Wooden floorboards, high ceilings and a large open plan living/dining, what's not to love! Decent sized bedrooms with split system air conditioning to the master bedroom. The kitchen has plenty of cupboard space with a dishwasher. The laundry space is to the rear separate and from the property itself. The enclosed rear yard is spacious and great for entertaining friends and family.

**ACCOMMODATION** 2 bedroom 1 bathroom Open living / dining area Laundry separate to the house

**PARKING** Space for one car in car port Off street parking

**FEATURES** Unfurnished Spacious backyard perfect for entertaining Air conditioning to the master bedroom Spacious open plan living area Washer, dryer Fridge Dishwasher Available: 22 April 2024 Lease Term: 12 months plus Pets: Sorry, no pets

**SPECIAL CONDITIONS**

1. The fridge is listed as an exclusion from this tenancy, should a fault occur with the fridge, the owner makes no representation to repair or replace this item.
2. The washer is listed as an exclusion from this tenancy, should a fault occur with the washer, the owner makes no representation to repair or replace this item.
3. The dishwasher is listed as an exclusion from this tenancy, should a fault occur with the dishwasher, the owner makes no representation to repair or replace this item.
4. Back shed is not for tenant use or access.
5. Tenant to employ professional cleaners at the end of the tenancy and provide a receipt. This is to include cleaning of all windows inside and out and oven inside and out.

**LOCATION** Located in a gorgeous area and a very close to the popular Rokeby Road strip.

**TO VIEW THIS PROPERTY** – please click 'Book an Inspection Time' and register your details. If the inspection time is unsuitable please send through your enquiry with a preferred time and we will make contact with you shortly. Please ensure you follow all prompts to register for the inspection. If you do not book the inspection you won't be kept informed of any time changes or cancellations. We request that you do not approach the property, unless you are accompanied by one of our team members. Please be on time so you have sufficient time to fully view the property and ensure that it meets your requirements.

**APPLYING FOR THIS PROPERTY** – We require you or your representative to inspect the property. You will be emailed an application link following your inspection.

**Disclaimer:** Whilst every care has been taken in the preparation of the marketing for this property, accuracy cannot be guaranteed. Prospective tenants should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the Lessor or the Lessor's Property Manager and are expressly excluded from any contract.