

# 36 Subiaco Road, Subiaco, WA 6008

## House For Rent

Thursday, 11 July 2024

36 Subiaco Road, Subiaco, WA 6008

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



Kimberlee Hall  
0893883988

**\$750 per week**

High decorative ceilings with ceilings roses, fancy light fittings, a fabulous lounge room with full length sash windows, sheer and block out roller blinds, and an ornate fireplace, flows seamlessly into the formal dining room. Fantastic kitchen, three extra sized bedrooms all with a pleasant green outlook. You'll love the street appeal! A bullnose verandah and sweet cottage garden, North facing back entertaining area is accessed via French doors from the kitchen and living area. Be in the centre of Subiaco, West Perth and Leederville in a hop, step and jump!!

**ACCOMMODATION** 3 bedroom 2 bathroom Kitchen Formal Lounge room Formal dining room Living room Separate Laundry 3 wc

**PARKING** Single carport with tandem bay for second car

**FEATURES** Sky-high decorative ceilings, wide entry hall, Jarrah wooden floorboards Modernised Kitchen with gas cooking and rangehood, granite benchtop, ample cupboard space with a walk in pantry and dishwasher Two gas bayonets Split system reverse cycle air conditioning to the kitchen/ meals / living area Three well-appointed bedrooms, master with walk in robe, minor with double built in robe Main bedroom with original decorative fireplace, French doors to private balcony, ensuite bathroom with shower over bath Modern main bathroom with roman bath and shower Security locks to windows, deadlocks to external doors Quality wool carpets Fantastic entertaining deck off the kitchen, accessed via French doors Separate modern laundry and third toilet Delightful back courtyard Lovely easy care, reticulated gardens and lawn Separate store room

**Available:** 02 August 2024 **Lease Term:** 12 months plus

**LOCATION** Just a short distance to cafes and restaurants along Hay Street and Railway Road. Very quick and easy access to the CBD, West Perth and Leederville. Many fantastic local schooling options and Sir Charles Gairdner Hospital, Perth Children's Hospital and UWA all within close proximity.

**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.