



1/11 Canning Avenue MOUNT PLEASANT WA  
6153

 3  2  2

\$580 per week

Date available: Now

[Book Inspection](#)

## Love Where You Live!

This beautifully presented street front home is neat as a pin and offers every comfort to make life a breeze.

### THE LOCATION

Located minutes from the CBD, this location offers something for everyone, with fantastic schools (being located in Applecross High School and Mt Pleasant Primary zones), meters to the river and beautiful surrounds. Centrally located close to transport, cafes, shopping and schools and coupled with the gorgeous tree lined streetscape, this home proves to be outstanding in presentation and value and all located in a highly prized precinct.

### THE RESIDENCE

- > Large open plan living area opening to front courtyard
- > Separate dining area off kitchen
- > Beautifully renovated kitchen with stone tops
- > 3 bedrooms
- > Fully renovated family bathroom and ensuite
- > Separate laundry
- > Front courtyard plus extra yard area at rear

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> Undercover carport parking for one car plus additional driveway parking

#### THE FINER DETAILS

> Reverse cycle split system air conditioning to living area and master bedroom

> Dishwasher

> NBN

> Reticulation

\* Small pets considered at the owner's discretion (small pet flap at property)

#### Ingoing Costs:

Two weeks rent: \$1160.00

Bond (4 weeks rent): \$2320.00

Total Costs: \$3480.00

#### HOW TO VIEW THIS PROPERTY

Arranging inspections is easy!

Simply go to our website: [www.jonesballard.com.au](http://www.jonesballard.com.au) and click the 'Book Inspection' button for that rental property.

To apply, the property MUST be viewed. Following your inspection a link to apply online will be emailed to you.

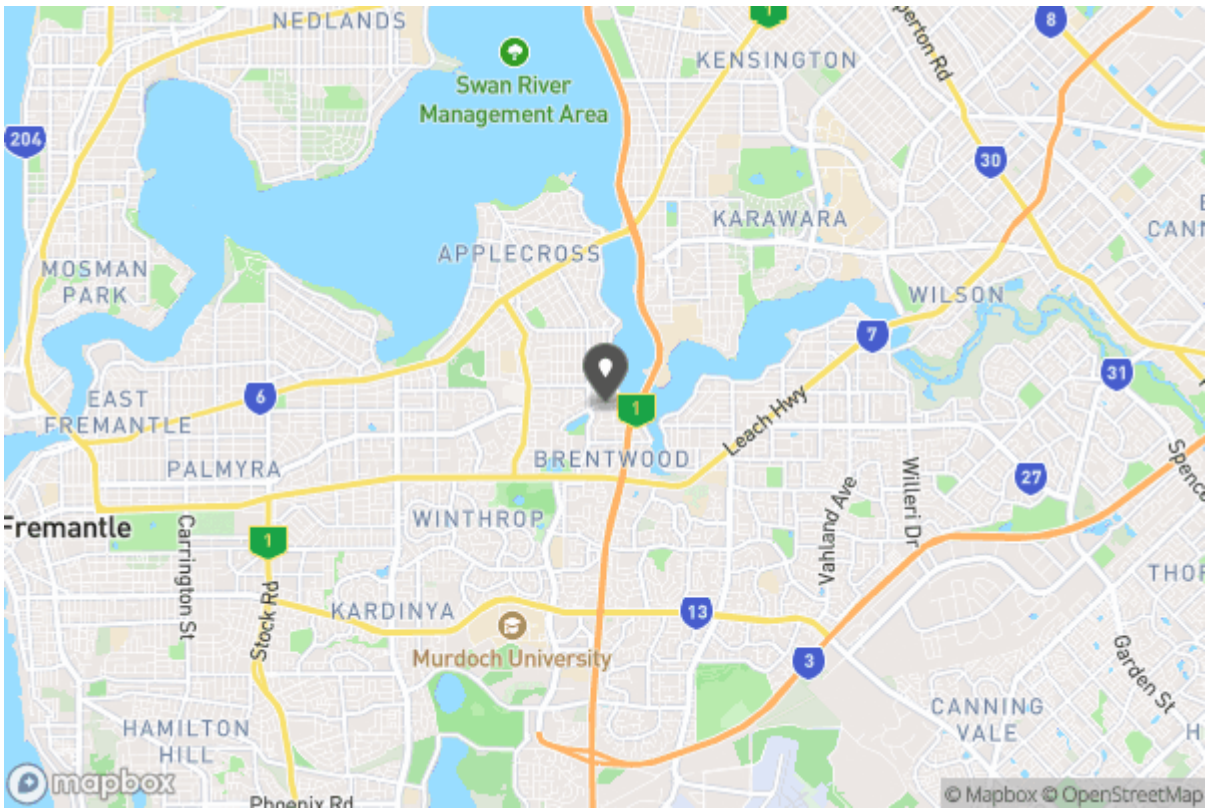
# Gallery



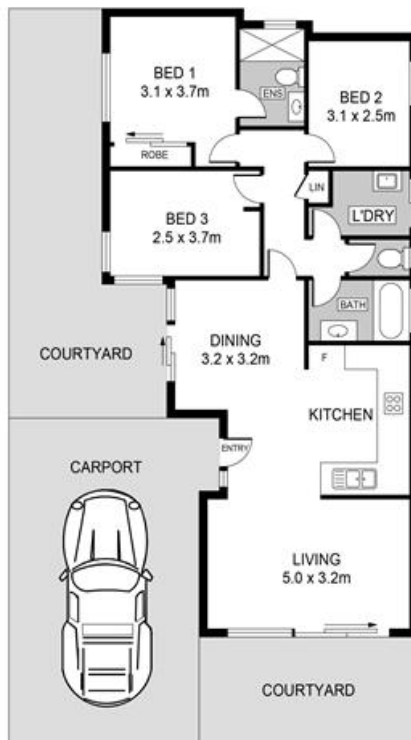




# Location Map



# Floor Plans



## 1/11 CANNING AVENUE, MOUNT PLEASANT

DISCLAIMER:  
PLANS SHOWN ARE FOR MARKETING PURPOSES ONLY. ALL DIMENSIONS ARE APPROXIMATE AND NOT TO SCALE. THEY ARE SUBJECT TO ERRORS AND INACCURACIES AND NO LIABILITY WILL BE ACCEPTED. INTERESTED PARTIES SHOULD MAKE THEIR OWN INQUIRIES.



Don't forget to confirm your inspection by SMS or email

Cynthia Tawil

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Como WA 6152



### Why Book with Jones Ballard

With our agency, you can book Property Inspections 24/7 on your computer, tablet or smartphone. When you do, you will receive an immediate response confirming your booking via email and SMS. Should the property be leased, the inspection time changed or cancelled for any reason, you will be informed the second it happens keeping you up to date.

You can also change or cancel your booking at any time if you no longer wish to attend or the times are no longer suitable. As part of your booking, we will send you reminders of the inspection as well as directions to the property to make the process of inspecting the property seamless.

Finally, should you wish to apply for the property, all of the relevant information including PDF or online applications details will be provided so you can apply as quickly as possible.

# Tenancy Application

A copy of the General Tenancy Agreement for this property, including all special conditions is available via the following link:

[Apply Online](#)

<https://2apply.com.au/Property?agentID=MD22298&uniqueID=R948458>