



1/22 Pearl Road CLOVERDALE WA 6105

 4  2  2

\$410

Date available: Now

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## Everything Right on your Doorstep

This impressive family sized townhouse can be found nestled in a quiet complex of 4 in a lovely street. Boasting an ultra functional floorplan, generous proportions and superb quality fit-out throughout.

### THE LOCATION

Centrally located approximately 10 minutes from Perth Domestic and International airports and just 10kms to Perth CBD, you'll love the easy access to main arterial roads to get you from A to B quickly! Close proximity to Belmont Forum shopping, Reading Cinemas plus walking distance to Forster Park and Belmont sport and recreation club and less than 5 minutes from Notre Dame Catholic and Kewdale primary schools.

### THE RESIDENCE

- > Great sized open plan kitchen / family / meals
- > Spacious kitchen with gas cooking and ample cupboard and prep space
- > Separate laundry room with access to exterior
- > Downstairs powder room and two toilets upstairs
- > Double remote garage with shoppers access
- > Paved alfresco area
- > Master suite with private ensuite and walk in robe

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- > 3 double sized minor bedrooms, all with built in robes
- > Upstairs activity space or study nook

#### THE FINER DETAILS

- > Split system to downstairs living area
- > Ducted air conditioning to second floor
- > Quality timber look flooring throughout
- > Main bathroom offers separate shower and bath
  
- > Double vanity in ensuite
- > Rear access from garage
- > Great under stairs storage plus large linen press upstairs
- > Extra storage with external store room
- > Low maintenance front and rear yards
- > Sorry, no pets

#### Ingoing Costs:

Two weeks rent: \$820.00

Bond (4 weeks rent): \$1640.00

Total Costs: \$2460.00

#### HOW TO VIEW THIS PROPERTY

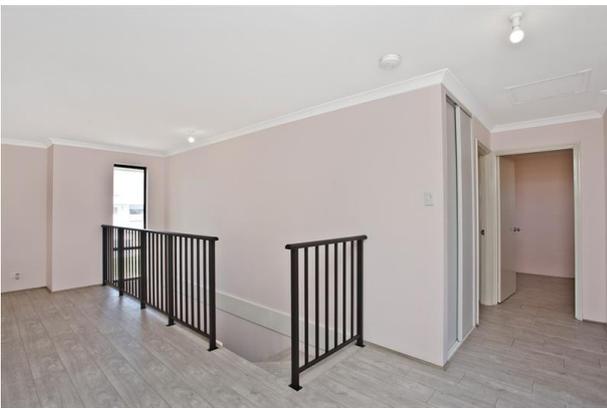
Arranging inspections is easy!

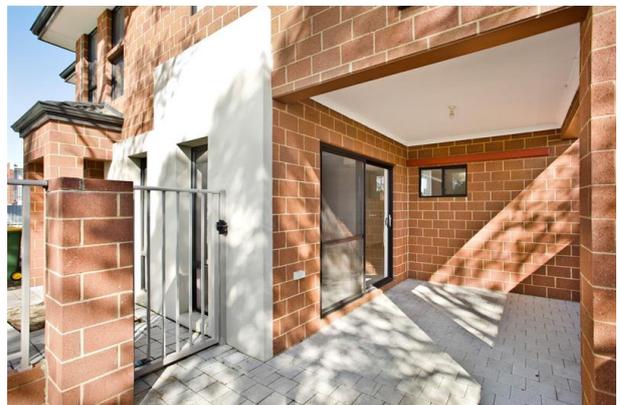
Simply go to our website: [www.jonesballard.com.au](http://www.jonesballard.com.au) and click the 'Book Inspection' button for that rental property.

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

# Gallery

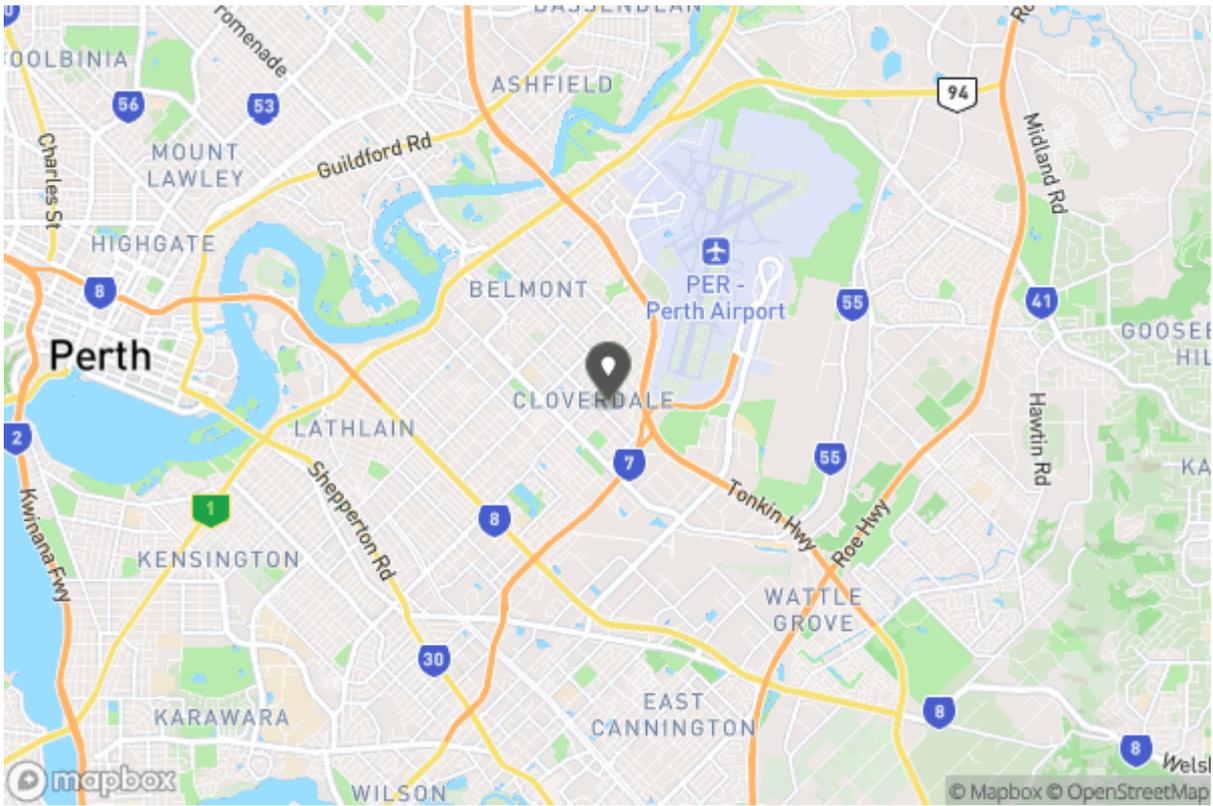








# Location Map





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

Kelly Paddison

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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://www.2apply.com/Form?AgentID=MD22298&UniqueID=22299604>