



1/34 Second Avenue KENSINGTON WA 6151

 3  2  2

\$700 per week

Date available: 24 February 2023

[Book Inspection](#)

## Look no further.....

.....your New Home Is here.

If you are looking for a sophisticated and architecturally designed, three-bedroom, two-bathroom (plus powder room) home, in a quiet location, then this beautiful home is perfect for you!

Built with the promise of privacy and comfort, this stunning home will feel like a big warm hug! Not only does the home feel warm and inviting, you will also rejoice in the fact that no expense has been spared to install fabulous feature timber flooring throughout the downstairs of the home, giving a lux vibe.

With the center of any home being the kitchen, this super inviting crisp white cabinetry and stone benchtops of this home will not only be a joy to cook in it will still feel lovely and modern for many years to come. Looking out from the kitchen, the whole living area is open plan, with loads of huge windows to bring the natural light indoors.

The easy-care courtyard spills out from the dining room, providing a haven for quiet drinks, romantic dinners, and a quiet dip in the spa, and when you're looking to entertain family and friends, this outdoor area will soon become your own, home party zone!

Up on the second floor you will find the master bedroom with en-suite with its wall of wardrobes, while the main bathroom, bedrooms two and three - both double in size, are positioned on the first floor too.

There is also parking at the front of the property for a second and third car if you wish.

Located at the front of a small boutique of 4 only, this sought-after home is also perfect for those looking for a lock-and-leave lifestyle.

Located just a short stroll from shops, cafes, eateries, and the swan river, the home is not only a fabulous easy-care option, it also has all the mod cons you could wish for, it's also just a few minutes from the center of Perth, with the bus-stop at your doorstep.

- Modern kitchen with stone benchtops and gas cooking
- Timber feature flooring
- Ducted A/C

\* YES! Small pets considered at the Owner's discretion

Ingoing Costs:

Two weeks rent: \$1400.00

Bond (4 weeks rent): \$2800.00

Total Costs: \$4200.00

#### 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.

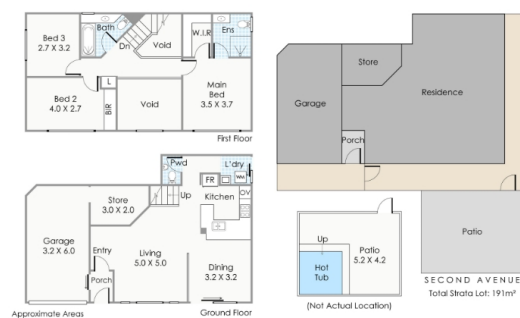
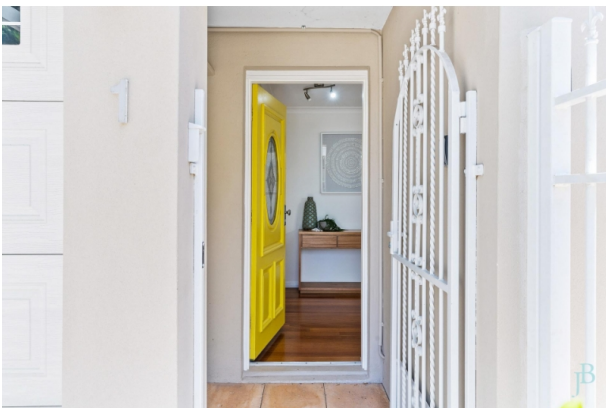
To apply, the property MUST be viewed. Following your inspection a link to apply online will be emailed to you.

# Gallery





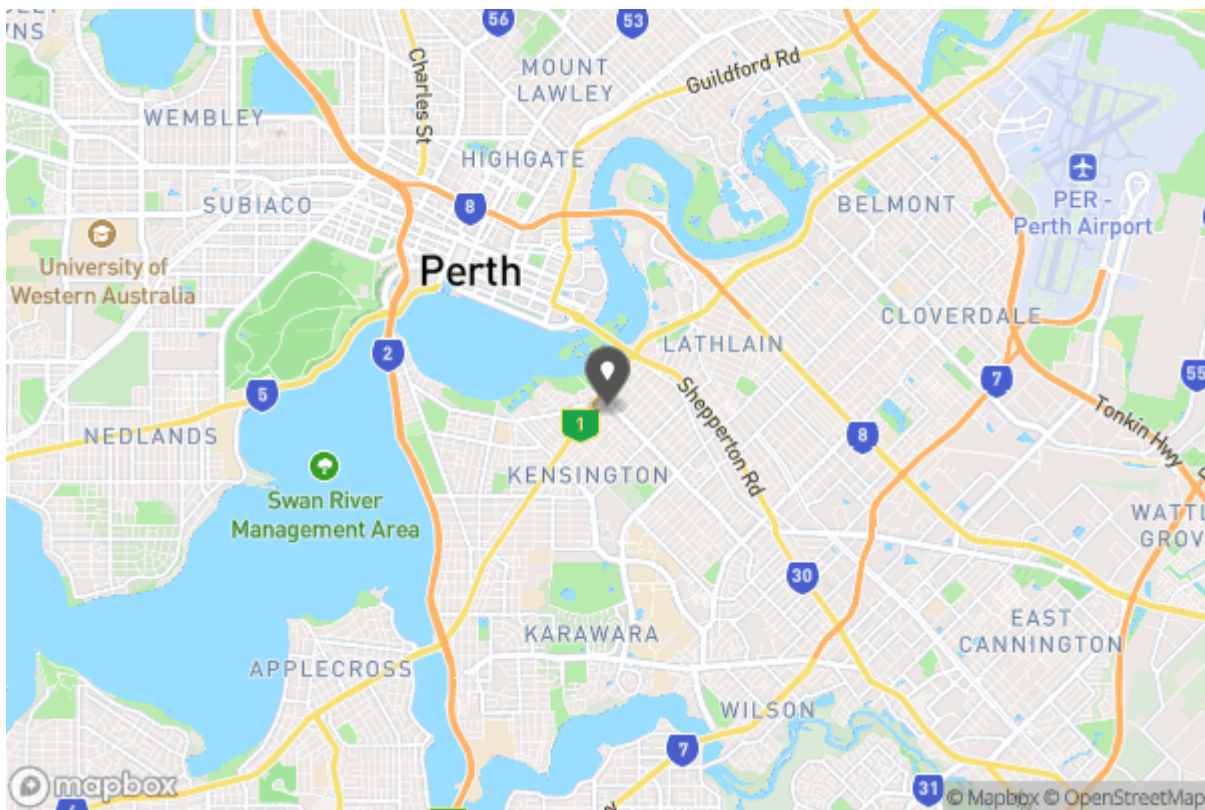




|               |                  |
|---------------|------------------|
| Ground Floor: | 49m <sup>2</sup> |
| First Floor:  | 59m <sup>2</sup> |
| Garage:       | 19m <sup>2</sup> |
| Store:        | 6m <sup>2</sup>  |
| Porch:        | 2m <sup>2</sup>  |
| Patio:        | 22m <sup>2</sup> |

This floorplan is for illustration purposes only to show the layout of the property, whilst every effort has been made to ensure the accuracy of this floor plan, all measurements, including other information shown are approximate. Integrated floor, wall, measurements and total areas do not include or account for any fixtures or fittings or any other items. Call Copley Ltd for full floor plan or enquiries for any other information or use of any information shown on this floor plan.

# Location Map





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

Tory Carter

[tory.carter@jonesballard.com.au](mailto:tory.carter@jonesballard.com.au)

08 9474 1533  
175 Labouchere Road  
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=R3001148)

<https://2apply.com.au/Property?agentID=MD22298&uniqueID=R3001148>