



1/35 Nicholson Road CANNINGTON WA 6107

 3  2  1

\$495 per week

Date available: 1 June 2023

[Book Inspection](#)

## Start the car!

Located at the front of a small complex is this spacious 3 bedroom villa which is sure to impress. This property is light and bright throughout. The kitchen has modern stainless steel appliances and ample storage. Private courtyard for all your summer entertaining. With transport just a stones throw away you can get everywhere with little effort.

### THE LOCATION

\*\*Please note this property is not on the main Nicholson Rd but in a quiet cul-de-sac as shown in the location map attached in the photos\*\*

### THE RESIDENCE

- > Open plan living, dining and kitchen area
- > Modern kitchen with gas cook top and stainless steel appliances
- > Ample cupboard space to the kitchen
- > Spacious ensuite to master bedroom
- > Generous sized main bathroom with large shower and bath

### THE FINER DETAILS

- > Reverse cycle air conditioning

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- > Generous sized minor bedrooms
- > All bedrooms boast built in robes
- > One single separate remote garage with additional storage area
- > Spacious rear courtyard - perfect for entertaining family and friends!
- > High quality finishes throughout

Sorry, no pets !

Ingoing Costs:

Two weeks rent: \$990.00

Bond (4 weeks rent): \$1,980.00

Total Costs: \$2,970.00

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.

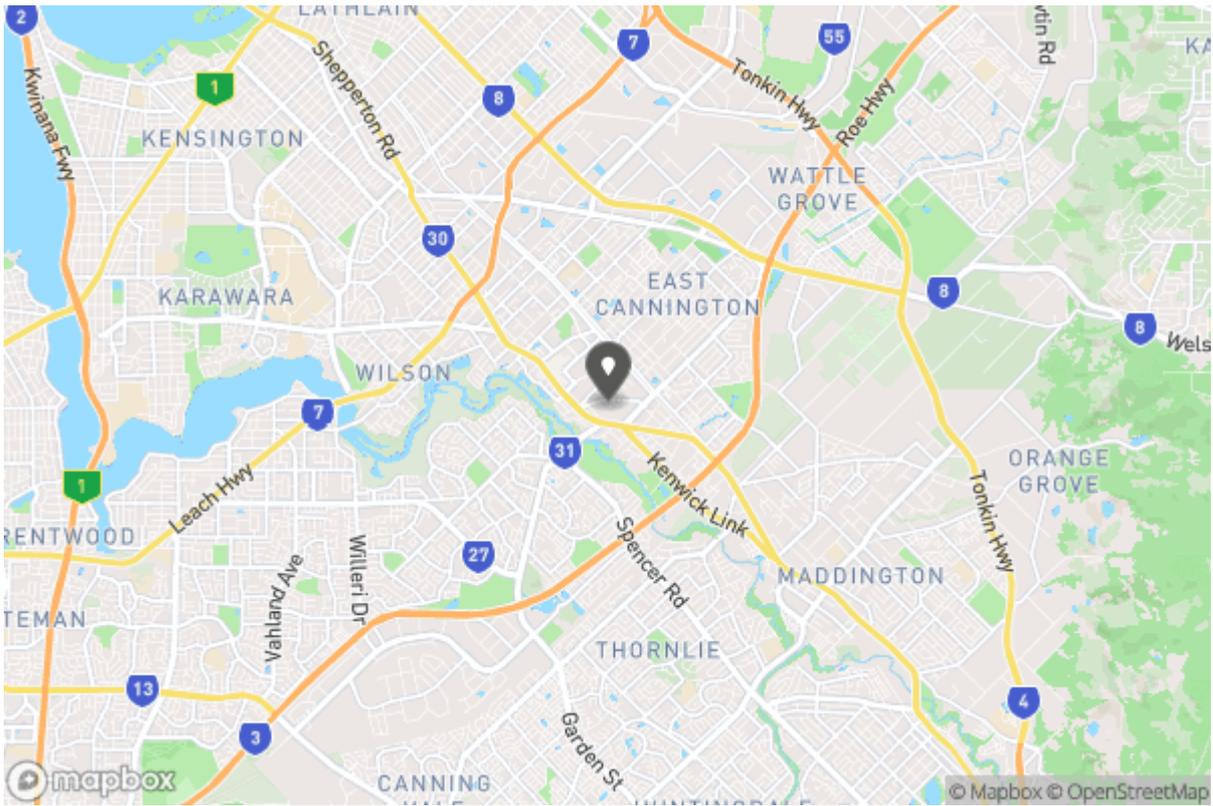
# Gallery







# Location Map



# Floor Plans



Total Floor Area: 100 m<sup>2</sup>

U1, 35 Nicholson Road, Cannington, WA, 6009

Please direct enquiries to: [enquiries@jonesballard.com.au](mailto:enquiries@jonesballard.com.au)

NOTE: Whilst very precaution has been taken to verify the accuracy of the above details, all measurements are approximate and prospective purchasers are advised to make their own enquiries



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

Sheree Baillie

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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=R815724>