



102 Tibbradden Circle ASCOT WA 6104

 4  2  2

\$695 per week

Date available: Now

[Book Inspection](#)

## Spacious Family Home - UNDER APPLICATION!

Nestled in a serene neighborhood, this four bedroom, two bathroom family home is the epitome of comfort and convenience. With plenty of space on offer, this residence boasts spacious living areas ideal for both relaxation & entertainment. Its seamless design effortlessly connects the indoor and outdoor areas, enhancing the overall living experience.

### LOCATION

Nestled within the desirable Ascot Riverside Estate, you'll have the picturesque Garvey Park and Swan River just steps away. Delight in leisurely strolls or bike rides along the scenic river pathways. Positioned only a few minutes from Tonkin Hwy means easy access to the Perth CBD, Optus Stadium, Crown Resort and only 15 minutes away from the beautiful Swan Valley vineyards!

### FEATURES

- > Spacious front lounge
- > Master suite with walk in robe & ensuite
- > Open plan kitchen, dining & living zone
- > Functional kitchen with updated appliances
- > Split system air conditioning to master & front lounge

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- > Vinyl flooring throughout the living zones
- > Three spacious minor bedrooms, two of which are equipped with built in robes
- > Main bathroom with corner shower & bathtub
- > Paved rear yard with plenty of space to entertain
- > Great sized grass area perfect for the kids/pets to play safely
- > Double carport
- > Garden shed

\* Pets considered at owner's discretion

Ingoing Costs:

Two weeks rent: \$1,390

Bond (4 weeks rent): \$2,780

Total Costs: \$4,170

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







102 Tibbradden Circle, Ascot

4 Bed 2 Bath 2 Car



FLOOR PLAN



SITE PLAN



- LEGEND**
- 1. Driveway
  - 2. Porch
  - 3. Carpet
  - 4. Clothes Line
  - 5. Hot Water Tank

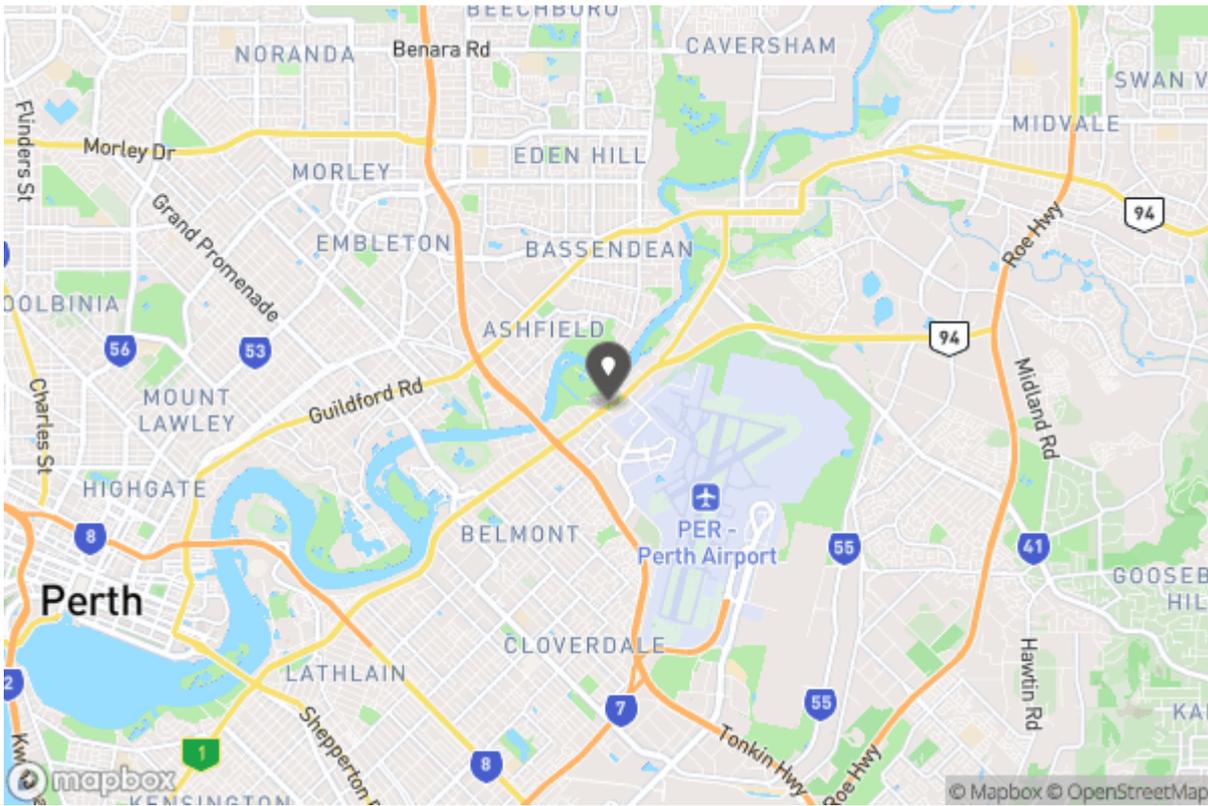
Internal : 100m<sup>2</sup>



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# Location Map





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

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### 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=R3331437>