



11 Ampton Corner WELLARD WA 6170

 4  2  2

\$500 per week

Date available: 30 May 2022

[Book Inspection](#)

Waiting for you in Wellard

You'll love the modern feel of this light and spacious family home surrounded by other quality residences and offering a great sense of community. The thought out style of this home comes complete with a front formal lounge / theatre room, a beautiful kitchen overlooking the open plan living and dining room, a games room, plus a sweeping patio at the rear which is a great benefit for all round entertaining.

THE LOCATION

Perfectly positioned in a quiet low key street this location is convenience at its best! A stones throw to Wellard square for your shopping needs, a casual stroll to Wellard train station and even a local skate park for the kids. Easy access to Freeway entries to both the north and south just around the corner making commuting a breeze.

THE RESIDENCE

- > Open plan living and dining zone
- > Well designed kitchen with ample storage
- > Master suite with private ensuite and huge walk in robe
- > 2 secondary bedrooms both with built in robes
- > Main bathroom with separate shower and bath
- > Separate laundry

11 Ampton Corner WELLARD WA 6170

- > Separate toilet
- > Landscaped gardens to front and rear
- > Double remote garage

THE FINER DETAILS

- > Ducted air conditioning throughout
- > Walk in pantry
- > No carpets throughout
- > Stainless steel gas stove top and electric oven
- > Patio to backyard with lawn for the kids to play on
- > NBN ready
- > Pet door built into back security screen
- > Pets considered at Owner's discretion

Ingoing Costs:

Two weeks rent: \$1,000.00

Bond (4 weeks rent): \$2,000.00

Total Costs: \$3,000.00

HOW TO VIEW THIS PROPERTY

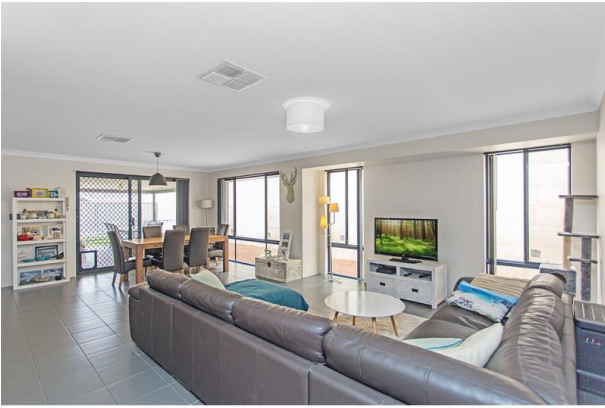
Arranging inspections is easy!

Simply go to our website: 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

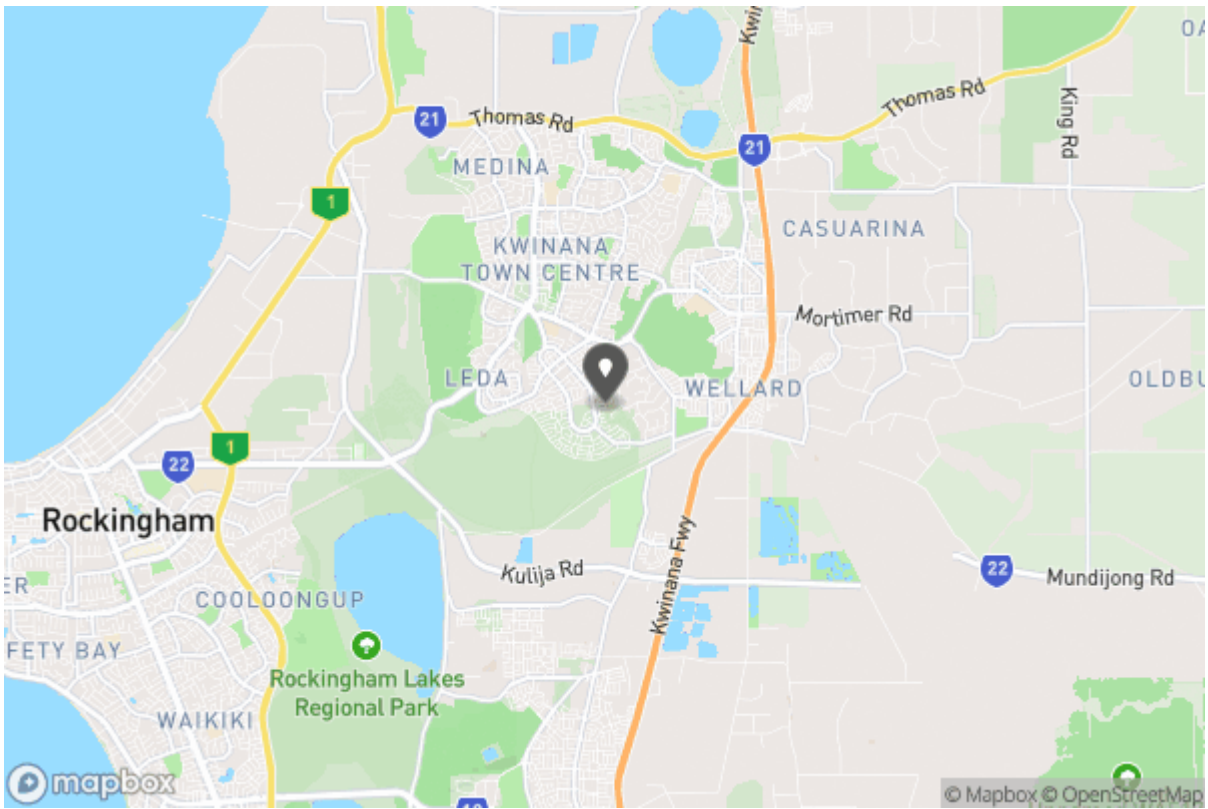








Location Map



Floor Plans



11 AMPTON CORNER, WELLARD

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

cindi.tawil@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=R815862>