



## 11B Craigie Crescent MANNING WA 6152

 4  2  2

\$900 per week

Date available: Now

[Book Inspection](#)

### Perfectly Positioned Family Home

Perfectly tucked away on the edge of Manning, this home offers the ideal blend of tranquillity and convenience, delivering the best of both worlds with peaceful, private living just moments from everything you need.

#### THE LOCATION:

Situated on the fringe of prestigious Salter Point, this beautifully positioned Manning residence presents a rare and exceptional opportunity to secure your place in one of Perth's most sought-after riverside precincts, where lifestyle, location, and community blend in perfect harmony. Ideally located, you'll find yourself within walking distance to the esteemed Aquinas College, with a number of quality primary schools and Curtin University also just minutes away. A short drive will take you to both Welwyn Avenue and Waterford Plaza shopping centres, where you can enjoy fresh produce, boutique retail, caf  s, and essential services. With easy access to major freeways and public transport routes, commuting to the CBD or surrounding suburbs is effortless. For those who love the serenity of riverside living, the stunning Swan River is just a short walk away, providing the perfect backdrop for walking, cycling, or simply relaxing in nature.

#### THE RESIDENCE:

- > Welcoming front lounge, a cosy space ideal for relaxation or entertaining guests
- > Well-appointed kitchen, featuring ample storage, generous bench space, and practical layout for everyday use

## 11B Craigie Crescent MANNING WA 6152

- > Spacious open-plan living and dining area, with split system air conditioning, seamlessly connecting to the outdoor entertaining zone
- > Main bedroom, complete with built-in robes, split system air conditioning, and a private ensuite
- > Two generously sized bedrooms, both fitted with built-in robes
- > Versatile fourth bedroom, perfect as a study, nursery, or utility room
- > Functional main bathroom, with separate shower and bathtub
- > Separate toilet, adding everyday convenience
- > Large laundry, with direct access to the exterior for added practicality
- > Low-maintenance outdoor area, designed for easy living and year-round enjoyment
- > Double garage, providing secure parking and additional storage space
- > Separate storage sheds, offering extra room for tools, equipment, or seasonal items

### Ingoing Costs:

Two weeks rent: \$1,800.00

Bond (4 weeks rent): \$3,600.00

Total Costs: \$5,400.00

### 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.

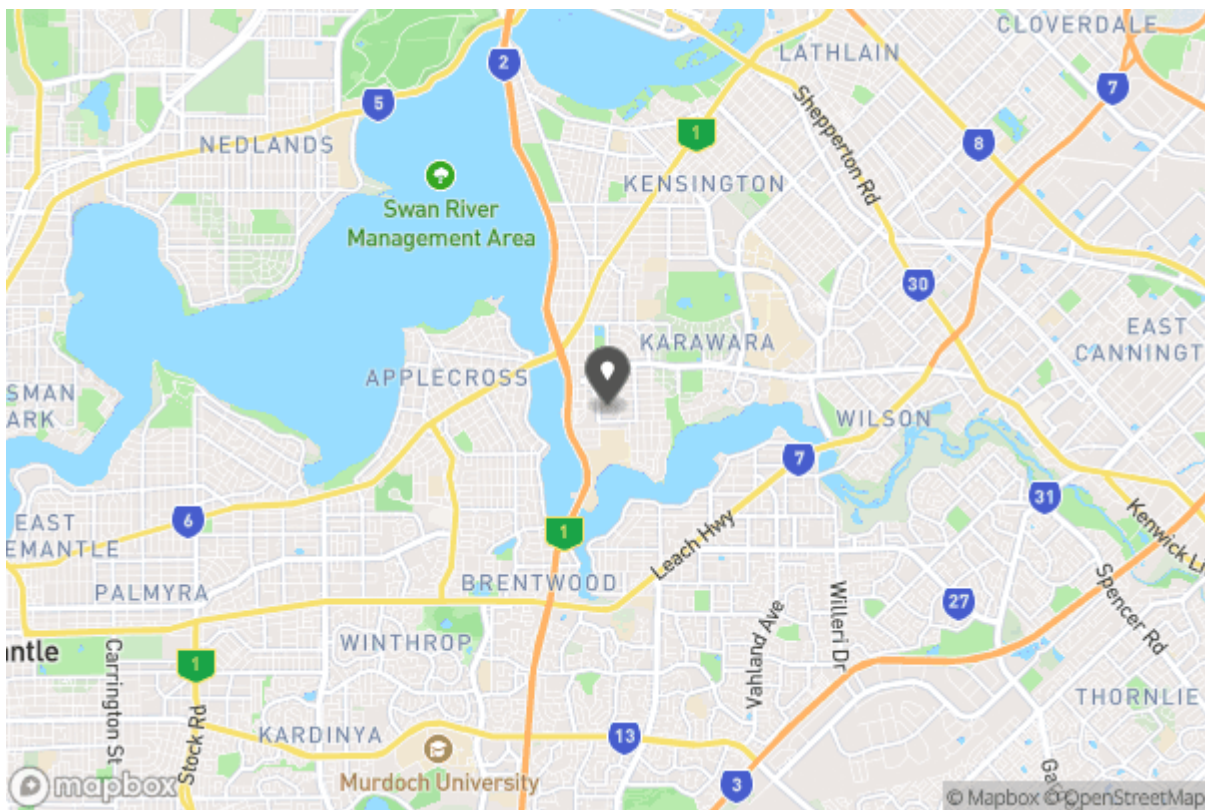
# Gallery







# Location Map





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

Ellie Spiegl

[ellie.spiegl@jonesballard.com.au](mailto:ellie.spiegl@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=R812851>