



## 12 Bradshaw Crescent MANNING WA 6152

 3  1  2

\$680 per week

Date available: 14 February 2025

[Book Inspection](#)

### Love where you live!

This charming 3 bedroom character home provides the ideal combination of convenience and comfort, offering a lifestyle you'll love. Whether you're relaxing indoors or enjoying the surrounding neighbourhood, this home promises a lifestyle that blends practicality with a cozy atmosphere.

#### THE LOCATION

Perfectly situated in a highly desirable neighbourhood and directly across from the Welwyn Avenue Shopping Centre, you'll have everything you need right at your doorstep, including an IGA, pharmacy, news agency, and a variety of excellent dining options. Also nearby are the Manning Library and Community Centre, as well as James Miller Oval. The property is within the catchment areas for Aquinas College and Penrhos College. Additionally, with the city center just 10km away, this location offers a vibrant and well-connected lifestyle.

#### THE RESIDENCE

- >Spacious front living room
- >Kitchen offering ample storage space and gas cooking
- >Separate secondary living/dining space off the kitchen
- >Two generously sized bedrooms, one with built in robe
- >Versatile study/utility/3rd bedroom, providing flexible space to suit your needs

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- >Central bathroom with separate bath and shower
- >Laundry with plenty of space for storage
- >Separate toilet
- >Sun room, perfect for entertaining
- >Beautifully established reticulated gardens
- >Garden shed
- >Undercover parking at rear plus loads of driveway parking
- >Split System AC unit

\*Large shed is excluded from the lease

Ingoing Costs:

Two weeks rent: \$1,360.00

Bond (4 weeks rent): \$2,720.00

Total Costs: \$4,080.00

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









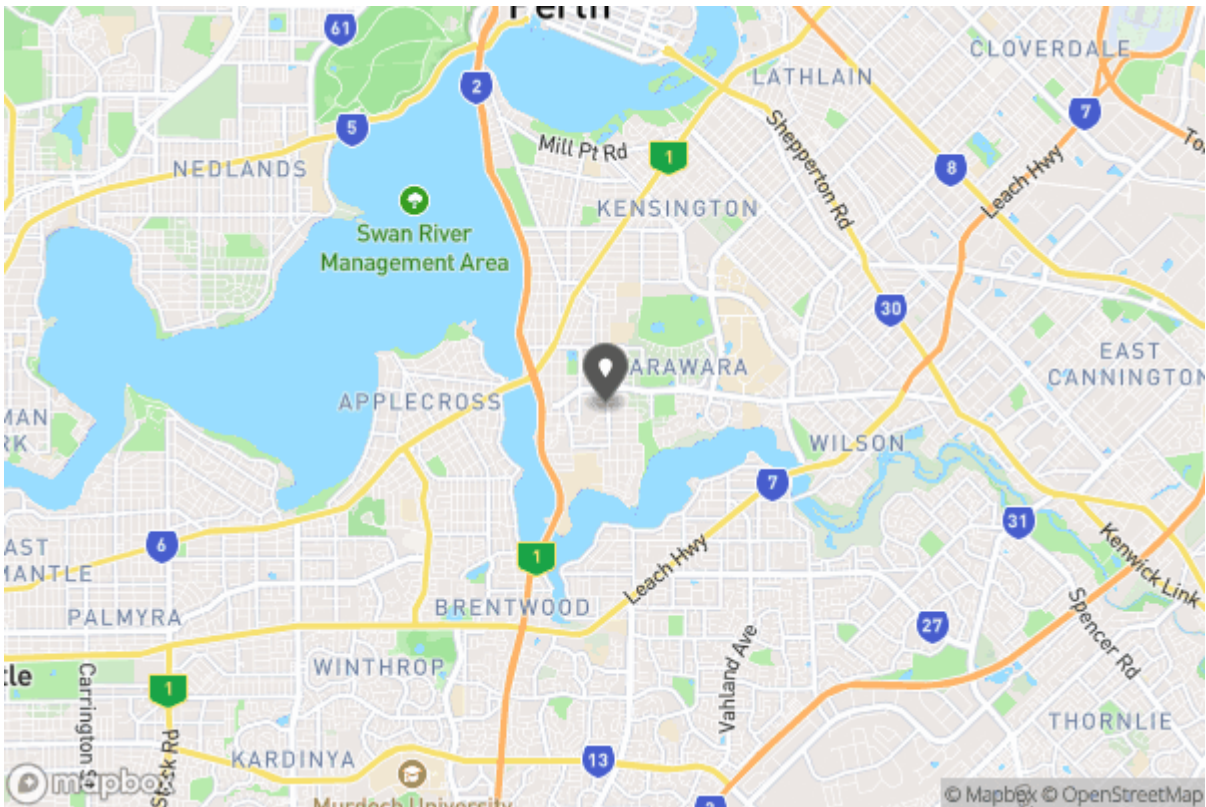
Jones Ballard







# Location Map





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

Ellie Spiegl

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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=R3803671)

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