



## 12 Cicada Court HUNTINGDALE WA 6110

 3  1  1

\$425 per week

Date available: 20 July 2021

[Book Inspection](#)

### Love Where You Live!

This picture perfect home in quiet cul-de-sac location is immaculate throughout and ideal for young families and couples alike.

#### THE LOCATION

Handy to Huntingdale Primary School, Forrest Lakes Shopping Centre and parks / playing fields plus easy access to public transport.

#### THE RESIDENCE

- > Open plan living and dining zone off kitchen
- > Second living area to front of home opens to private outdoor seating area
- > Central kitchen with freshly coated white gloss tops, ample storage and breakfast bar
- > King sized master bedroom with walk in robe and private courtyard retreat
- > 2 double sized secondary bedrooms each complete with built in robe
- > Central semi-ensuite bathroom with separate shower and bath and separate enclosed toilet
- > Separate laundry with direct outdoor access
- > Fantastic patio entertaining area overlooking lavish gardens and manicured lawns
- > Single lock up carport with roller door

#### THE FINER DETAILS

- > Ducted air conditioning
- > Slow combustion wood fire to main living area
- > Ceiling fan to master bedroom
- > Fully automatic bore reticulation front and back
- > Electric cooking
- > Gas hot water system
- > Lockable garden shed
- > Lemon tree

YES! Pets considered at the Owner's discretion

#### Ingoing Costs:

Two weeks rent: \$850

Bond (4 weeks rent): \$1700

Total Costs: \$2550

#### 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







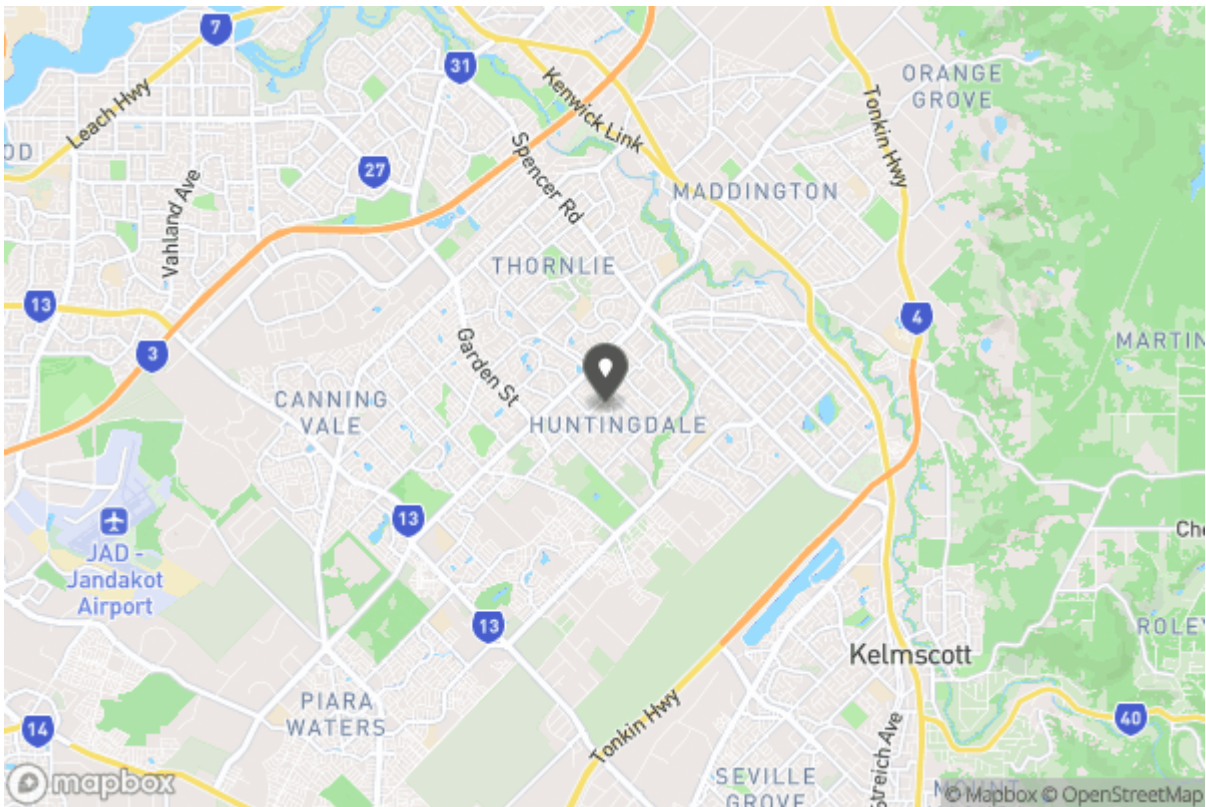




Jones Ballard



# Location Map



# Floor Plans



## 12 CICADA COURT, HUNTINGDALE

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

Tory Carter

[tory.carter@jonesballard.com.au](mailto:tory.carter@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/Form?AgentID=MD22298&UniqueID=R1807568)

<https://2apply.com.au/Form?AgentID=MD22298&UniqueID=R1807568>