



122A Sussex Street EAST VICTORIA PARK WA  
6101

 4  2  2

\$995 per week

Date available: 5 November 2024

[Book Inspection](#)

## East Vic Park's Finest!

This impressive executive residence seamlessly combines quality and low maintenance convenience. With the essence of family at the core of its design this home is super generous in size and really packs a punch!

Homes like this are a pleasure to present and offer tenants privacy, quality and a sense of luxury living that very rarely hits the Victoria Park rental market.

### THE LOCATION

This is one central location you're going to love! Nestled on a quiet street, with Curtin Uni only moments away, Technology Park around the corner and easy access to freeways and main roads you're also right next to arguably Perth's best dining precincts and of course the commute will be a breeze with direct access to public transport and mere minutes into town.

### THE RESIDENCE - GROUND FLOOR

- > Beautiful kitchen with stone top breakfast bar plus scullery and walk in pantry
- > Massive open plan living and dining zone with double doors to alfresco
- > Study | computer nook with integrated furniture

Jones Ballard

122A Sussex Street EAST VICTORIA PARK WA 6101

- > Separate theatre room
- > Powder room
- > Separate laundry with direct outdoor access to drying courtyard
- > Large alfresco entertaining overlooks lush lawns and gardens
- > Double remote garage with separate house and backyard access plus extra storage space

#### THE RESIDENCE - FIRST FLOOR

- > King size master suite with walk in robe
- > Private ensuite bathroom with double vanity and separate toilet
- > 3 queen sized secondary bedrooms each with large built in robe
- > Family bathroom with separate bath and shower
- > Separate powder room

#### THE FINER DETAILS

- > Fully zoned ducted reverse cycle airconditioning
- > Gas heating point to main living area
- > Suite of stainless steel kitchen appliances including gas hotplates, 900mm oven and dishwasher
- > Double fridge recess
- > Loads of storage options including handy built in storage in main living zone and under stair storage
- > Security alarm system
- > Automatic reticulation

#### Ingoing Costs:

Two weeks rent: \$1990.00

Bond (4 weeks rent): \$3980.00

Total Costs: \$5970.00

#### 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.

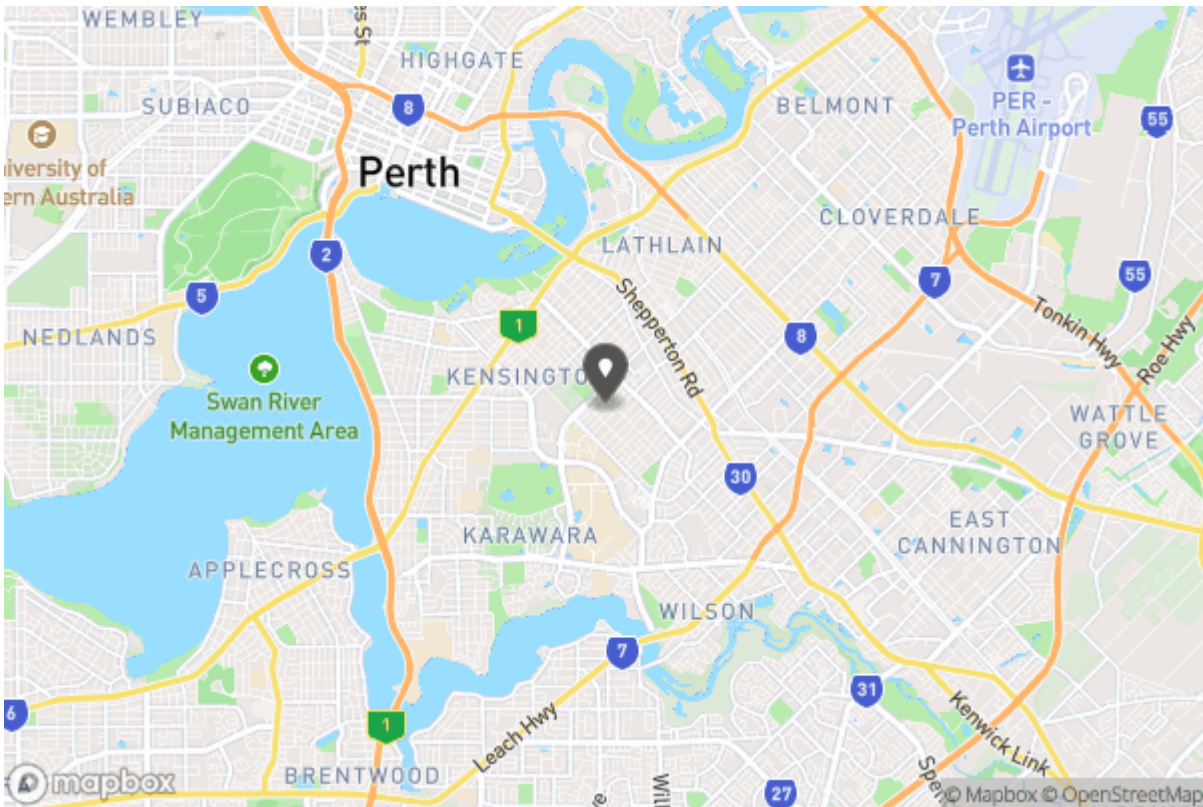
# Gallery



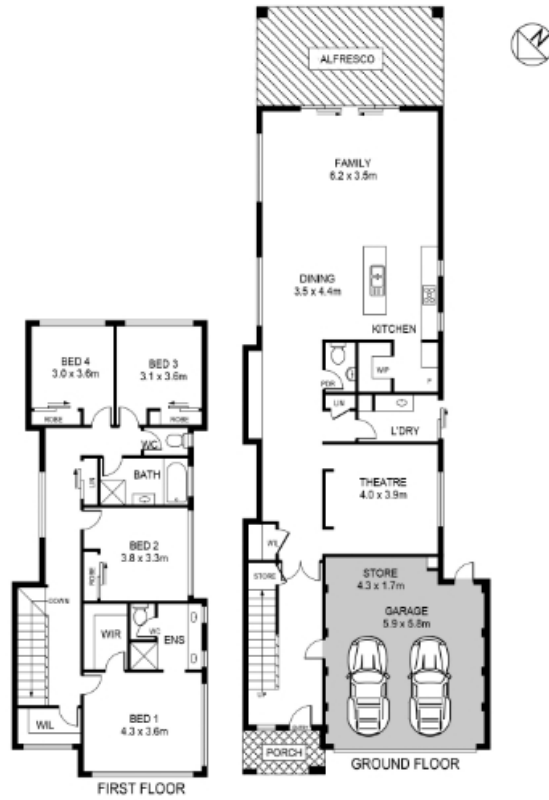




# Location Map



# Floor Plans



## 122A SUSSEX STREET, EAST VICTORIA

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.



Kelly Paddison

[kelly.paddison@jonesballard.com.au](mailto:kelly.paddison@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=R815880>