



## 13 Trinnick Place BOORAGOON WA 6154

 4  2  2

\$920 per week

Date available: 22 December 2022

[Book Inspection](#)

### Life is good here.

Space galore at this tri-level family home in sought after location.

#### THE LOCATION

A prized 'East Booragoon' lifestyle of convenience awaits you. Nestled in a whisper quiet cul de sac, moments from parklands, amenities, transport and situated in the highly sought after dual Rossmoyne & Applecross High School catchment intake. Easy access to Brentwood Shops, Brentwood Primary School, CBD, Fiona Stanley or St John of God Hospitals, Murdoch University, several Colleges and Leach Highway.

#### THE RESIDENCE

- > Huge open plan living and dining zone on top level with beautiful natural lighting
- > Huge renovated kitchen with breakfast bar, glass splash back and storage galore
- > Entertainer's balcony with stunning water and treetop outlook
- > Large games room / kids activity on lower level
- > Ground floor king sized master bedroom with His & Her customised built in robes
- > Luxuriously renovated ensuite bathroom
- > Queen sized second bedroom with wall of built in robes
- > 2 further double sized secondary bedrooms each with built in robe

- > Study nook
- > Family bathroom offers separate shower and bath
- > Separate laundry with direct outdoor access
- > Downstairs powder room
- > Large rear yard with patio entertaining overlooking large below ground pool
- > Double garage
- > Large storeroom off garage

#### THE FINER DETAILS

- > Pool maintenance included FREE in rent
- > Split system air conditioning
- > Ceiling fans
- > Suite of stainless steel kitchen appliances including dishwasher & 5 burner gas cooktop
- > Plenty of storage options
- > Under floor heating
- > Brand new pool filter
- > Solar panels
- > Sandpit for the kids
- > NBN connectivity

\* YES! Pets considered at the Owner's discretion

\* Reticulation is excluded from the lease

#### Ingoing Costs:

Two weeks rent: \$920.00

Bond (4 weeks rent): \$1840.00

Total Costs: \$3680.00

#### 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.

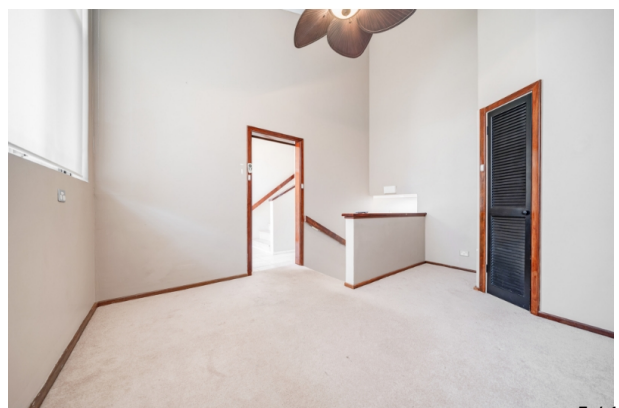
To apply, the property MUST be viewed. Following your inspection a link to apply online will be emailed to you.

# Gallery





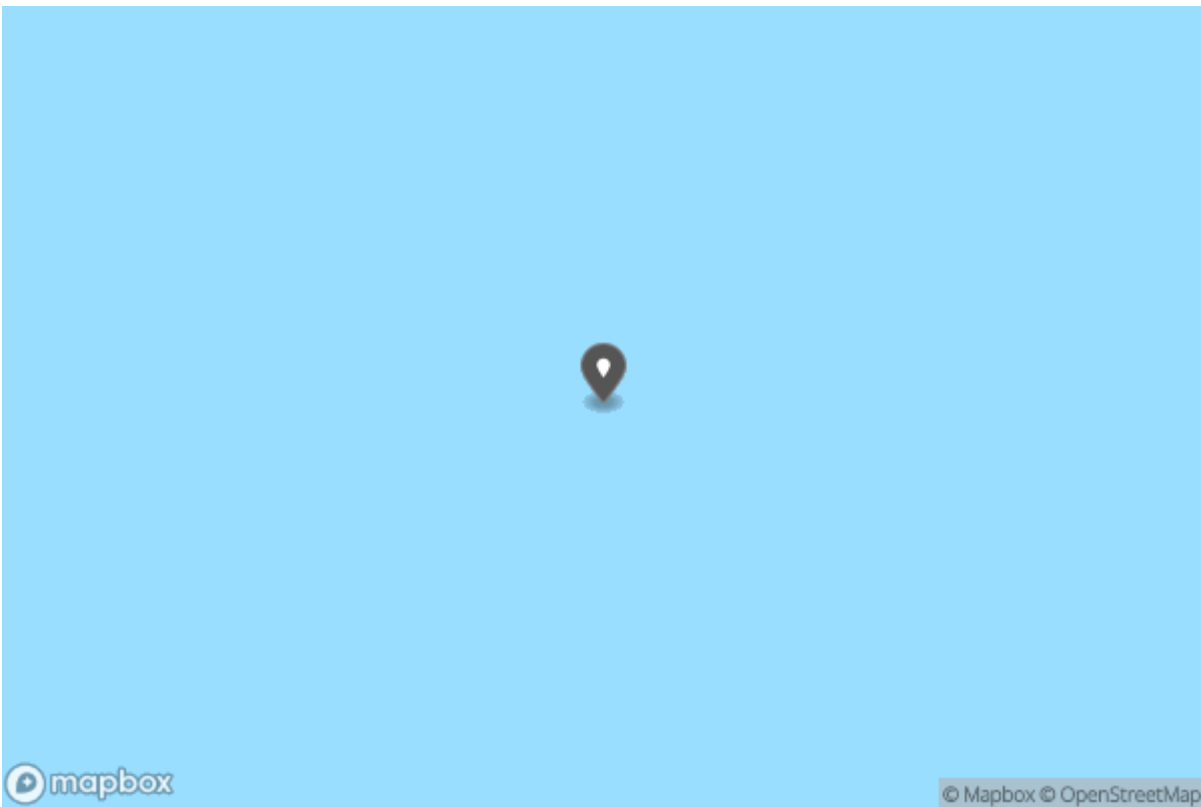








# Location Map



# Floor Plans



13 Trinnick Place, Booragoon 6154

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

APPROXIMATE BUILT AREA	
BUILT AREA	: 191m <sup>2</sup>
BALCONY	: 43m <sup>2</sup>
PORCH	: 4m <sup>2</sup>
TOTAL BUILT AREA	: 238m <sup>2</sup>





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/Property?agentID=MD22298&uniqueID=R2971857>