



14 Cawston Road ATTADALE WA 6156

 4  2  7

\$1,000 per week

Date available: Now

[Book Inspection](#)

## Big House. Big Value. Big opportunity

Located in this exclusive pocket of Attadale directly across from Santa Maria College Oval, you'll love this family sized home spread out over three levels and offering a sensational northerly aspect with views across the river to the city lights

### THE LOCATION

The ideal residence for those seeking to get their children into Santa Maria College, Mel Maria Catholic Primary School or Attadale Primary School, this quality abode is also walking distance from the picturesque river foreshore, Point Walter Reserve and neighbouring Golf Course. Easy access to freeway bus stops taking you into Fremantle, pristine southern beaches, Fiona Stanley Hospital, Murdoch University or Garden City for shopping.

### THE RESIDENCE

- > Light and bright double door entry
- > Formal living and dining zone to front of home
- > Big central kitchen with plenty of storage
- > Spacious open plan family room and casual meals opening to fantastic outdoor entertaining area complete with sunken pool and lovely gardens
- > Separate games room with handy built in wet bar

- > Top floor king sized master bedroom with private ensuite and balcony
- > Two double sized secondary bedrooms with double built in robes
- > Fourth bedroom or study
- > Main bathroom with separate shower and bath, twin vanity
- > Separate powder room
- > Separate laundry with storage
- > Double remote garage with direct home access
- > Single carport
- > Garden shed
- > Parking for several more cars behind secure remote gate

#### THE FINER DETAILS

- > Split system air conditioning to main foyer, open plan kitchen and living, all bedrooms and sunken pantry / wine cellar
- > Security alarm system
- > Kitchen hosts 7 burner ILVE cooktop and oven plus dishwasher
- > Beautiful Blackbutt timber flooring and stairs
- > Fabulous sunken cool room / wine cellar off pantry and stone tops
- > Electric awnings to take advantage of year round outdoor entertaining
- > NBN ready
- > Ducted vacuum system
- > Bar fridge included in games room
- > Astroturf to front verge
- > Monthly pool check included in rent, any chemicals used will be on charged to tenant
- \* Very small pet considered at the owner's discretion
- \* Ducted Air conditioning does not work and will not be repaired

#### Ingoing Costs:

Two weeks rent: \$2000.00

Bond (4 weeks rent): \$4000.00

Total Costs: \$6000.00

#### HOW TO VIEW THIS PROPERTY

Arranging inspections is easy!

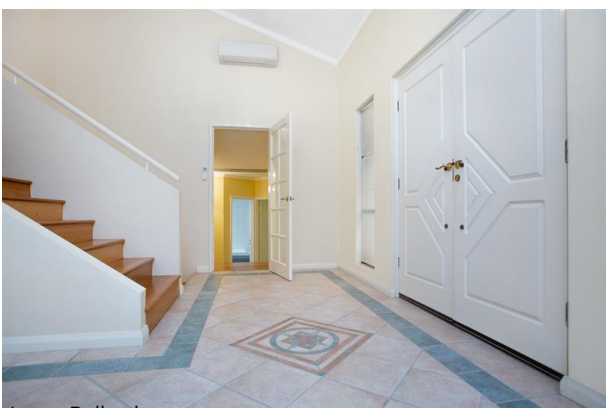
Simply go to our website: [www.jonesballard.com.au](http://www.jonesballard.com.au) and click the 'Book Inspection' button for that rental property.

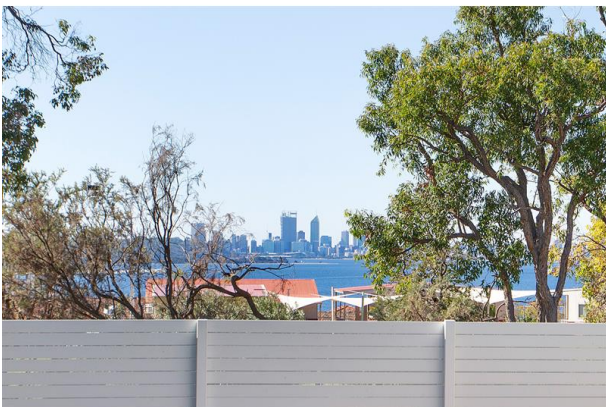
To apply, the property MUST be viewed. Following your inspection a link to apply online will be emailed to you.

# Gallery

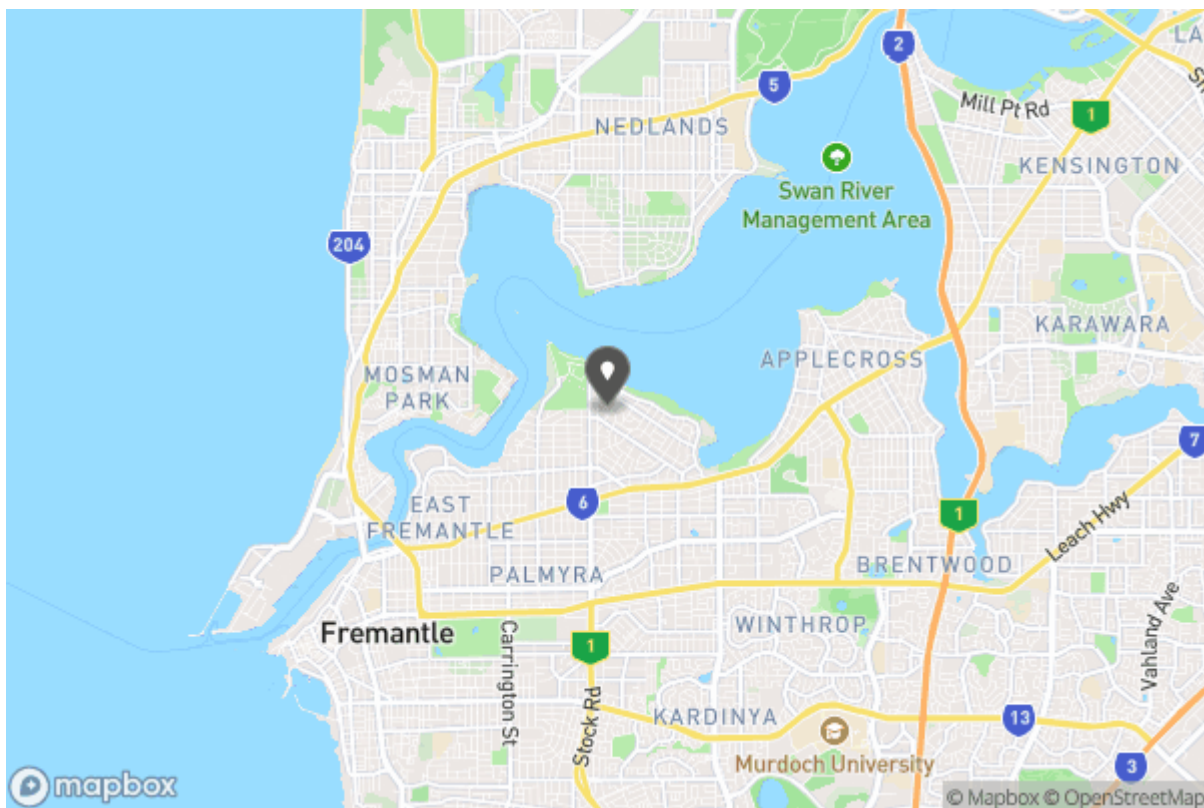








# Location Map





# Floor Plans



**14 CAWSTON ROAD, ATTADALE**

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

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/Form?AgentID=MD22298&UniqueID=R816019)

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