



14 Marsh Avenue MANNING WA 6152

 4  2  2

\$875 per week

Date available: 17 August 2022

[Book Inspection](#)

More Than Meets The Eye

Deceptive from the street front, this spacious family home offers great size and layout that will appeal to many.

THE LOCATION

This is your opportunity to live in the established family suburb of Manning. Ideally located an easy walk to fantastic local schools and shopping/restaurant precinct. Centrally located with easy freeway access just minutes to Perth CBD, access to river playground, Aquinas College, Curtin University and the recently expanded Waterford Plaza. Amazing farmers markets a short stroll away every Saturday morning.

THE RESIDENCE

- > Secure front yard with manicured gardens
- > Sunken front living room with cathedral ceilings
- > Separate formal dining area
- > Open plan family and casual meals area off kitchen
- > Spacious kitchen with breakfast bar and plumbed double fridge recess
- > Separate kids activity room
- > Large upstairs teens retreat with access to private balcony (patio roof to be installed)
- > King sized master bedroom with walk in robe and private ensuite with separate toilet

- > 3 queen sized secondary bedrooms each complete with double built in robe
- > Separate study to front of home
- > Family bathroom with separate bath and shower (spa jets not in working order)
- > Separate laundry with direct outdoor access
- > Separate toilet
- > Large living area to front of home
- > Separate dining
- > Fabulous timber lined patio with ceiling fan
- > Great sized rear yard with lawn area for children and pets
- > Double remote garage

THE FINER DETAILS

- > Lawnmowing included FREE in rent
- > Fully ducted and zoned reverse cycle air conditioning to downstairs
- > Split system air conditioning to upstairs
- > Split system to study
- > Gas heating point
- > Security alarm system and CCTV system
- > Solar panels to reduce electricity bills!
- > Kitchen hosts suite of stainless steel kitchen appliances including dishwasher and 5 burner gas cooktop
- > Lovely wooden floorboards throughout
- > NBN connectivity
- > Automatic reticulation
- > Loads of storage options
- > Garden shed

* YES! Pets considered at the Owner's discretion

Ingoing Costs:

Two weeks rent: \$1750.00

Bond (4 weeks rent): \$3500.00

Total Costs: \$5250.00

HOW TO VIEW THIS PROPERTY

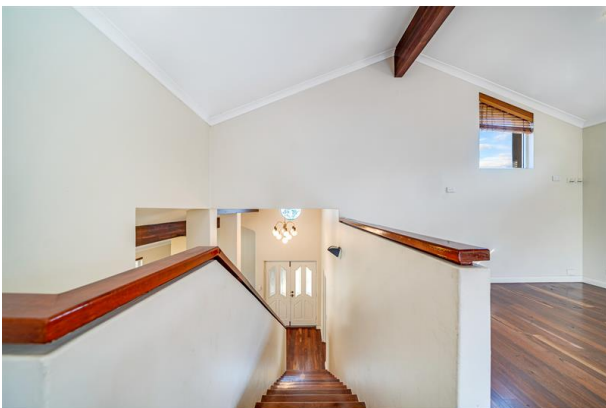
Arranging inspections is easy!

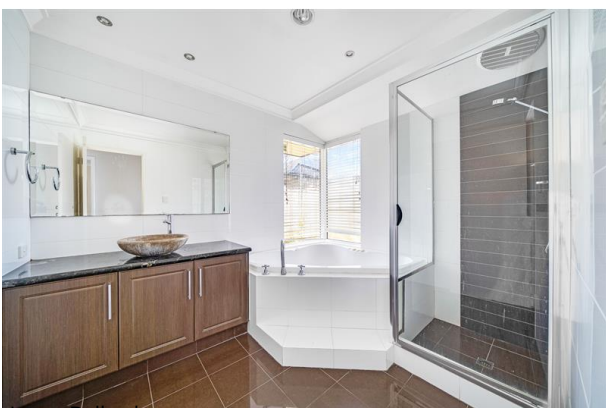
Simply go to our website: www.jonesballard.com.au and click the 'Book Inspection' button for that rental property.

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

Gallery

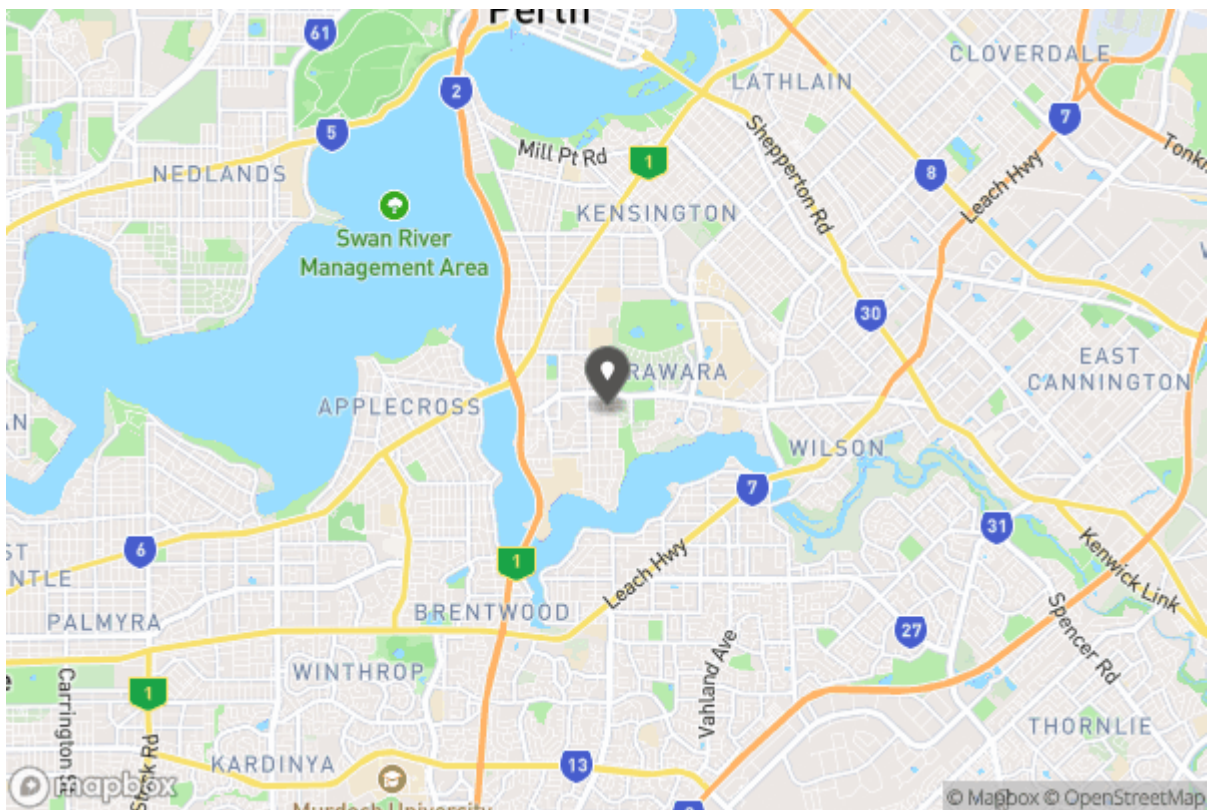








Location Map



Floor Plans



14 Marsh Avenue, Manning 6152

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 AREAS	
BUILT AREA	: 233m ²
GARAGE	: 38m ²
BALCONY	: 12m ²
PORCH	: 4m ²
TOTAL BUILT AREA	: 287m ²



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

Tory Carter

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=R2828212)

<https://2apply.com.au/Property?agentID=MD22298&uniqueID=R2828212>