



## 15 Simmons Loop PARMELIA WA 6167

 4  2  1

\$495 per week

Date available: 28 November 2022

[Book Inspection](#)

### Neat and Sweet! With regular gardening included

Immaculately presented 4 bedroom home offering plenty of room to move and a low maintenance lifestyle with regular gardening included.

#### THE LOCATION

Set in a prime Parmelia location just a stroll to Peter Carnley school and close proximity to shopping centre and Kwinana Marketplace. Fabulous for commuters with Wellard Train Station approx 1km down the road plus less than 100m to the nearest bus stop.

#### THE RESIDENCE

- > Spacious kitchen with ample storage and gas hotplates
- > Dining area off kitchen with direct patio access
- > Front living room
- > 4 bedrooms, all with double built in robes
- > Main bathroom with separate shower and bath
- > Separate laundry with second shower room
- > Separate toilet
- > Brand new outdoor patio with entertaining area

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- > Huge rear yard perfect for backyard cricket with gardening included
- > Outdoor storeroom
- > Single garage with roller door plus lots of driveway parking

#### THE FINER DETAILS

- > Reverse cycle air conditioning
- > Gas heating point to lounge room
- > Reticulation
- > NBN ready
- > Lots of storage options
- > Gardening Included

\*\* Pets considered at Owner's discretion\*\*

Ingoing Costs:

Two weeks rent: \$990.00

Bond (4 weeks rent): \$1,980.00

Total Costs: \$2,970.00

#### 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

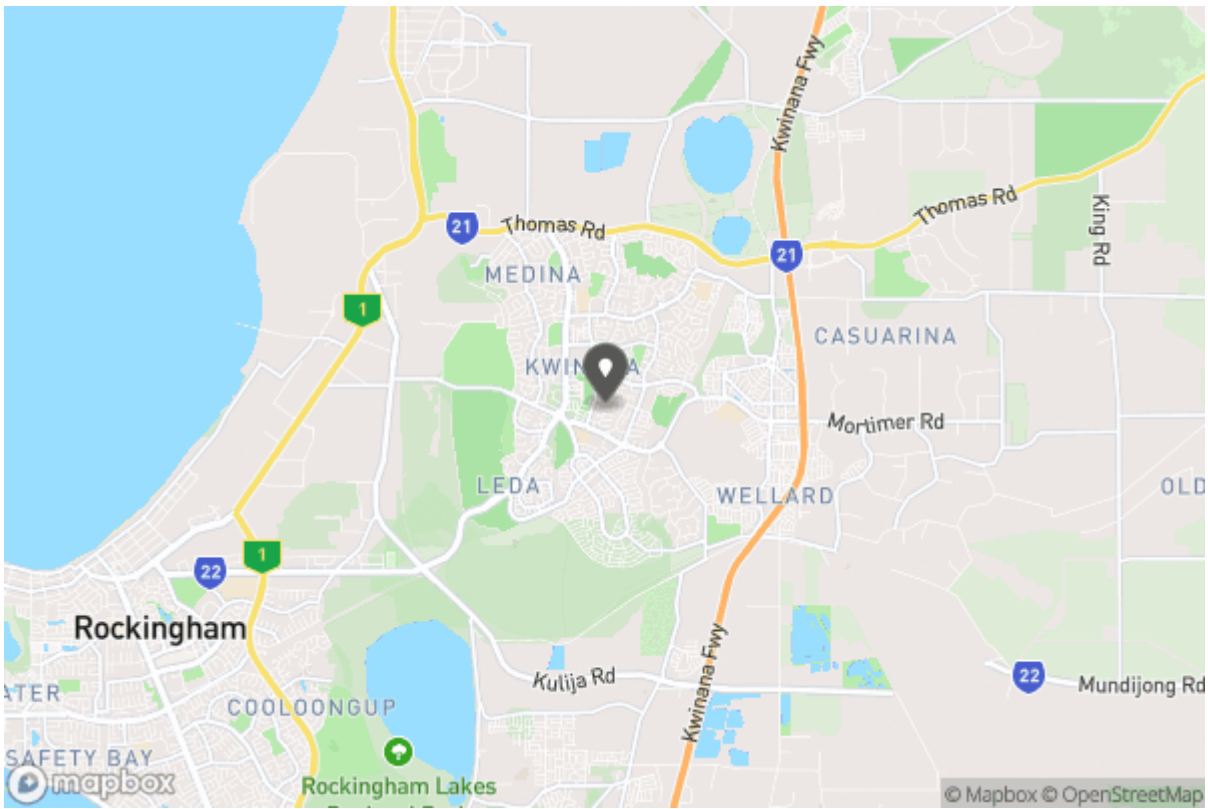




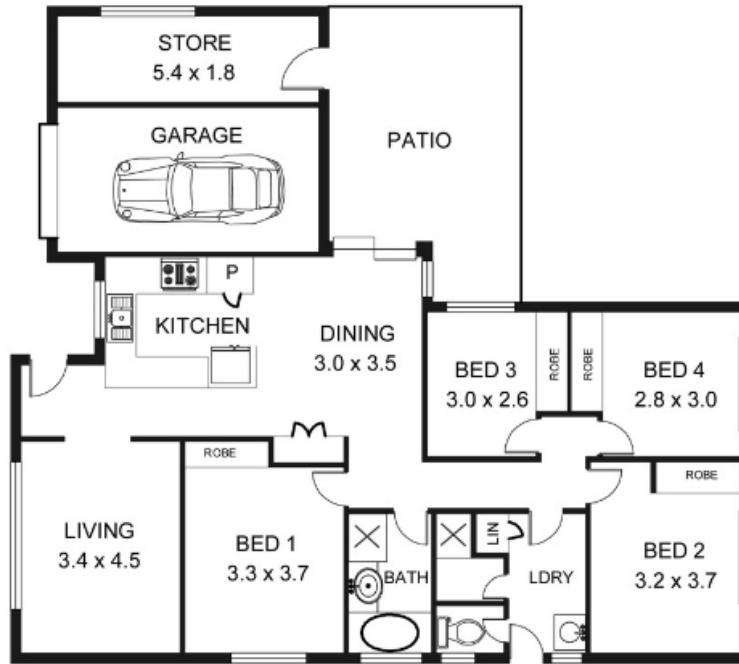




# Location Map



# Floor Plans



Scale in metres. Indicative only. Dimensions are approximate.  
 All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

AREA

LIVING	: 110.00 sq.m(Approx)
PATIO/GARAGE	: 30.00 sq.m(Approx)
TOTAL	: 140.00 sq.m(Approx)



## 15 SIMMON LOOP, PARMELIA



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

Sheree Baillie

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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=R815583>