



## 17 Parsons Avenue MANNING WA 6152

 2  1  2

\$560 per week

Date available: 1 February 2023

[Book Inspection](#)

### Love Where You Live!

This beautifully presented character home has plenty of parking and is beautifully renovated, offering every comfort to make life a breeze.

#### THE LOCATION

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

#### THE RESIDENCE

- > Spacious living room to front of home
- > Beautifully renovated kitchen with breakfast bar
- > 2 king sized bedrooms, master with wall of built in robes
- > Central renovated bathroom
- > Separate laundry and second toilet
- > Outdoor decking overlooks good sized rear yard
- > Storeroom

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> Driveway parking for up to 4 cars

#### THE FINER DETAILS

- > Split system air conditioning to living and master bedroom
- > Kitchen hosts 900ml Ilve oven / cooktop and dishwasher
- > Gas and electrical cooking
- > Lovely period features like decorative cornices, jarrah boards, high ceilings & sash windows
- > NBN connectivity
- > Automatic reticulation

\* YES! Small pets considered at the Owner's discretion

#### Ingoing Costs:

Two weeks rent: \$1120.00

Bond (4 weeks rent): \$2240.00

Total Costs: \$3360.00

#### 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.

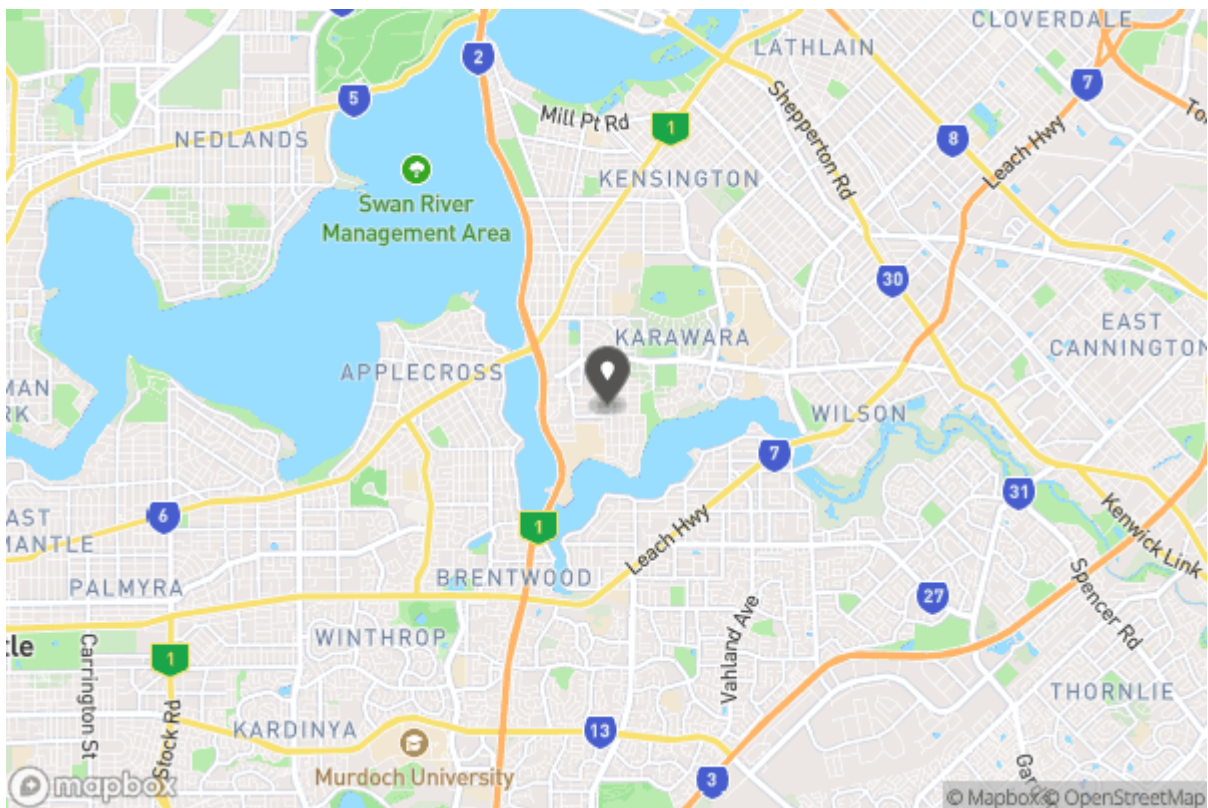
# Gallery



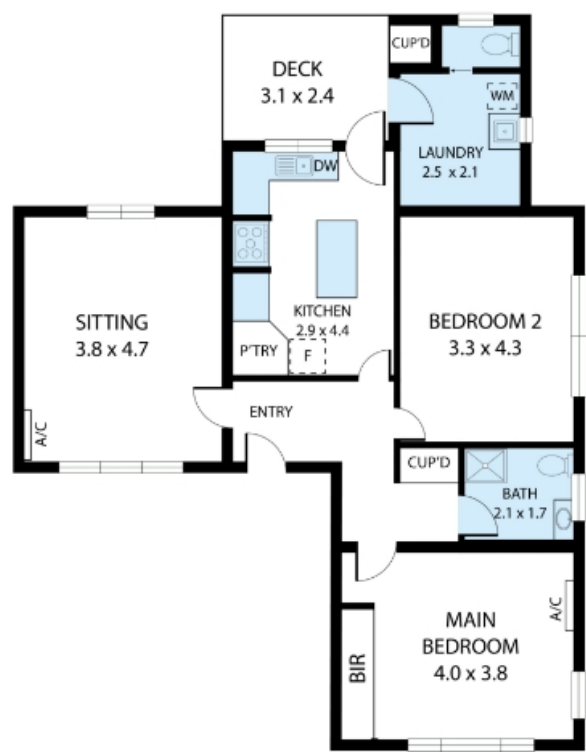




# Location Map



# Floor Plans



17 Parsons 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	: 84m <sup>2</sup>
DECK	: 7m <sup>2</sup>
TOTAL AREA	: 91m <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=R2995810>