



## 189B Ninth Avenue INGLEWOOD WA 6052

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\$650 per week

Date available: 1 March 2023

[Book Inspection](#)

### Life is good here.

This private residence offers great space and a superb location close to the Beaufort Street buzz!

#### THE LOCATION

In the highly sought after Avenues and west of Beaufort Street you'll love living walking distance from Inglewood Primary, Mount Lawley High School, Hamer and Macaulay parks and of course, Beaufort Street with it's selection of shopping amenities and popular cafes / restaurants.. Just a few minutes from Edith Cowan University, Mount Lawley Golf Club and the cosmopolitan Monday Night Markets

> In catchment for both Mt Lawley Senior High School and Inglewood Primary School

#### THE RESIDENCE

- > Deceptively large living spaces
- > Functional kitchen with plenty of storage
- > Great sized master bedroom with wall of built in robes and private ensuite
- > 2 double sized secondary bedrooms each complete with built in robe
- > Central family bathroom with bath and shower
- > Separate toilet
- > Separate laundry with direct outdoor access

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- > Low maintenance outdoor entertaining area
- > Carport parking for one car plus extra carbay and room for third car if required

#### THE FINER DETAILS

- > Ducted air conditioning
- > 2 x gas heating points
- > Suite of stainless steel appliances including gas cooking and dishwasher
- > High ceilings and some lovely feature ceiling roses
- > Reticulation
- > Garden shed

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

#### Ingoing Costs:

Two weeks rent: \$1,300

Bond (4 weeks rent): \$2,600.00

Total Costs: \$3,900.00

#### 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



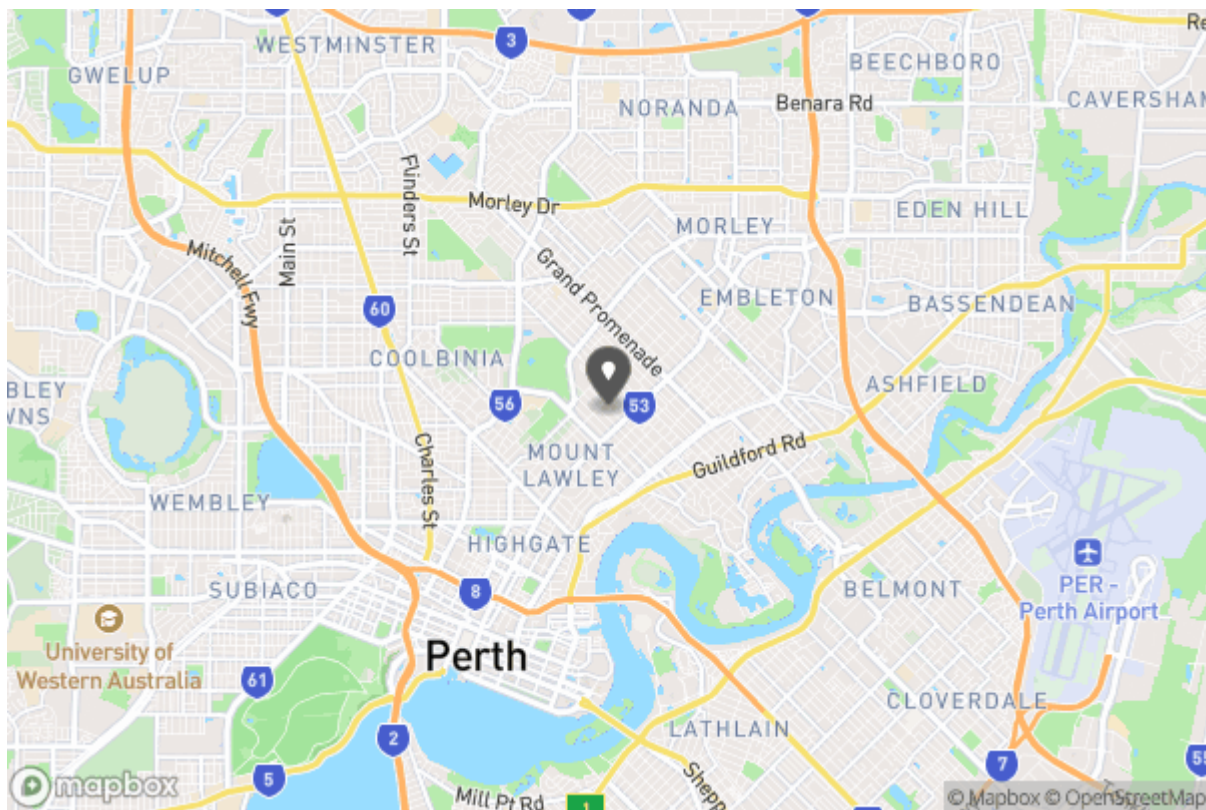




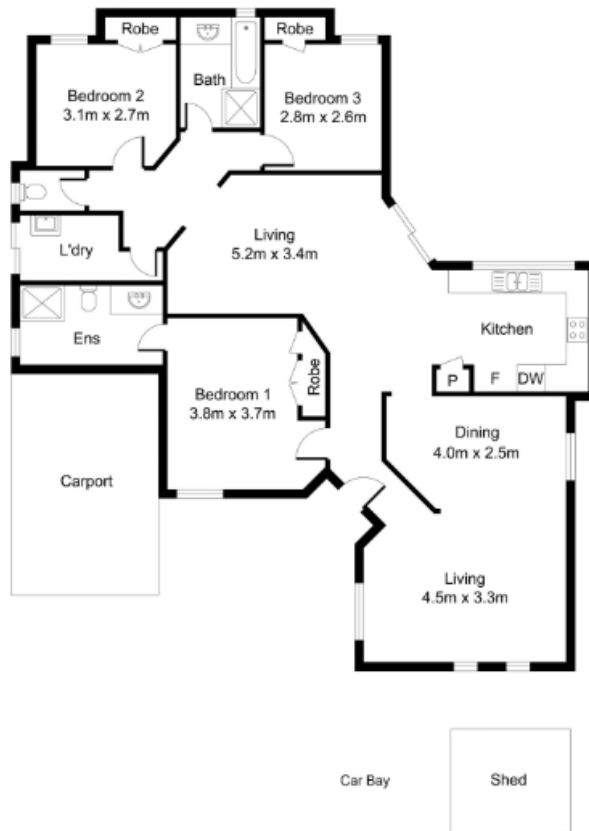




# Location Map



# Floor Plans



189b Ninth Avenue, Inglewood

Living Area : 111.26m<sup>2</sup>

Floor plans and site plans are for illustrative purposes only. They are not part of any legal document or title and are subject to errors, omission, and inaccuracies. Whilst every attempt has been made to ensure the accuracy of this plan, measurements of doors, windows, rooms, cupboards etc are approximate only.



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

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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=R2252704>