



2/37 Birnam Road CANNING VALE WA 6155

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\$780 per week

Date available: Now

[Book Inspection](#)

Hidden Gem in the Heart of Canning Vale

This beautifully presented 3-bedroom, 2-bathroom residence offers a rare opportunity to enjoy modern living in one of Canning Vale's most desirable streets. With its contemporary design, low-maintenance layout, and convenient location, this home delivers the perfect balance of comfort and lifestyle.

THE LOCATION

Ideally positioned in a quiet pocket of Canning Vale, this modern home offers an exceptional lifestyle defined by convenience, connectivity, and community. Located on Birnam Street, you'll be just moments from a wide range of local amenities that make everyday living effortless. Enjoy easy access to Livingston Marketplace and The Vale Shopping Centre, both offering supermarkets, caf  s, specialty stores, and essential services. Families will appreciate the proximity to quality schools including St Emilie's Catholic Primary School, Campbell Primary, and Canning Vale College all just a short drive away. For those who commute, major roads like Ranford Road, Nicholson Road, and Roe Highway are nearby, along with excellent public transport options, ensuring a smooth connection to the Perth CBD and surrounding areas. Whether you're spending weekends exploring nearby parks and lakes, catching up with friends at a local caf  , or simply enjoying the peaceful surrounds, this address offers the perfect blend of suburban calm and urban convenience in one of the southern corridor's most livable suburbs.

THE RESIDENCE

Jones Ballard

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- > Inviting entrance hallway creating a warm first impression
- > Master suite featuring a spacious double walk-in robe
- > Private ensuite with modern feature and separate toilet
- > Expansive open plan living and dining area perfect for everyday living
- > Separate theatre room offering a dedicated retreat for entertaining or relaxation
- > Well-appointed kitchen with ample storage, modern appliances, and breakfast bar
- > Undercover alfresco area ideal for outdoor dining and year-round entertaining
- > Two generously sized bedrooms, each with built-in robes
- > Main bathroom featuring a sleek and functional layout
- > Thoughtfully positioned separate toilet for added convenience
- > Functional laundry with convenient direct external access
- > Secure double garage offering secure parking, additional storage space, and internal access

THE FINER DETAILS

- > Reverse cycle air-conditioning throughout for year-round comfort
- > Solar panel system to reduce energy costs and support sustainable living
- > NBN connection for fast and reliable internet access
- > Low maintenance front garden for effortless curb appeal

Ingoing Costs:

Two weeks rent: \$1,560.00

Bond (4 weeks rent): \$3,120.00

Total Costs: \$4,680.00

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.

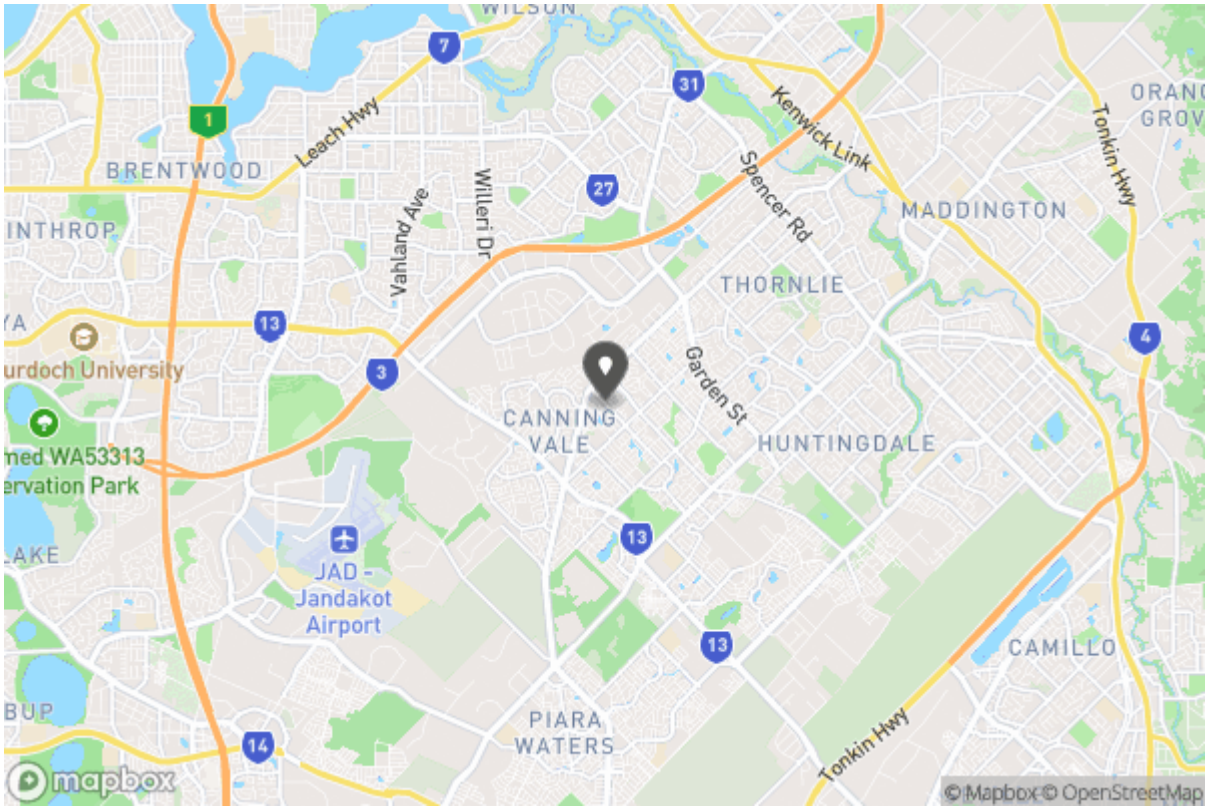
Gallery







Location Map





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

Ellie Spiegl

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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=R4037484>