



## 2/42 Manchester Street VICTORIA PARK WA 6100

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\$490 per week

Date available: 18 October 2022

[Book Inspection](#)

### Life is good here.

Tucked away in this small boutique complex you'll find this great sized villa set in one of the most desirable Vic Park locations so you'll never be far from the action.

#### THE LOCATION

Close to all amenities including parks, schools, Curtin University and shops with excellent transport links:

- > Approx 550m to Vic Park's trendy Albany Hwy strip
- > Approx 600m to Kent Street High School
- > Approx 1.1km to the Park Centre including Kmart and Coles
- > Approx 1.3km to Victoria Park Primary School
- > Approx 3.3km to Crown Casino & Optus Stadium Precinct
- > Approx 4.9km from Perth CBD with easy transport links

#### THE RESIDENCE

- > Large open plan kitchen and dining/family room with split system air conditioning
- > Gas cooking to kitchen with ample cupboard space
- > Separate lounge upon entrance

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- > Semi ensuite with bath tub and shower
- > Two toilets
- > Triple built in robes to main bedroom and single built in robe to minor bedrooms
- > Low maintenance rear courtyard
- > Single lock up garage with store room

Sorry, no pets

Ingoing Costs:

Two weeks rent: \$980.00

Bond (4 weeks rent): \$1960.00

Total Costs: \$2940.00

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.

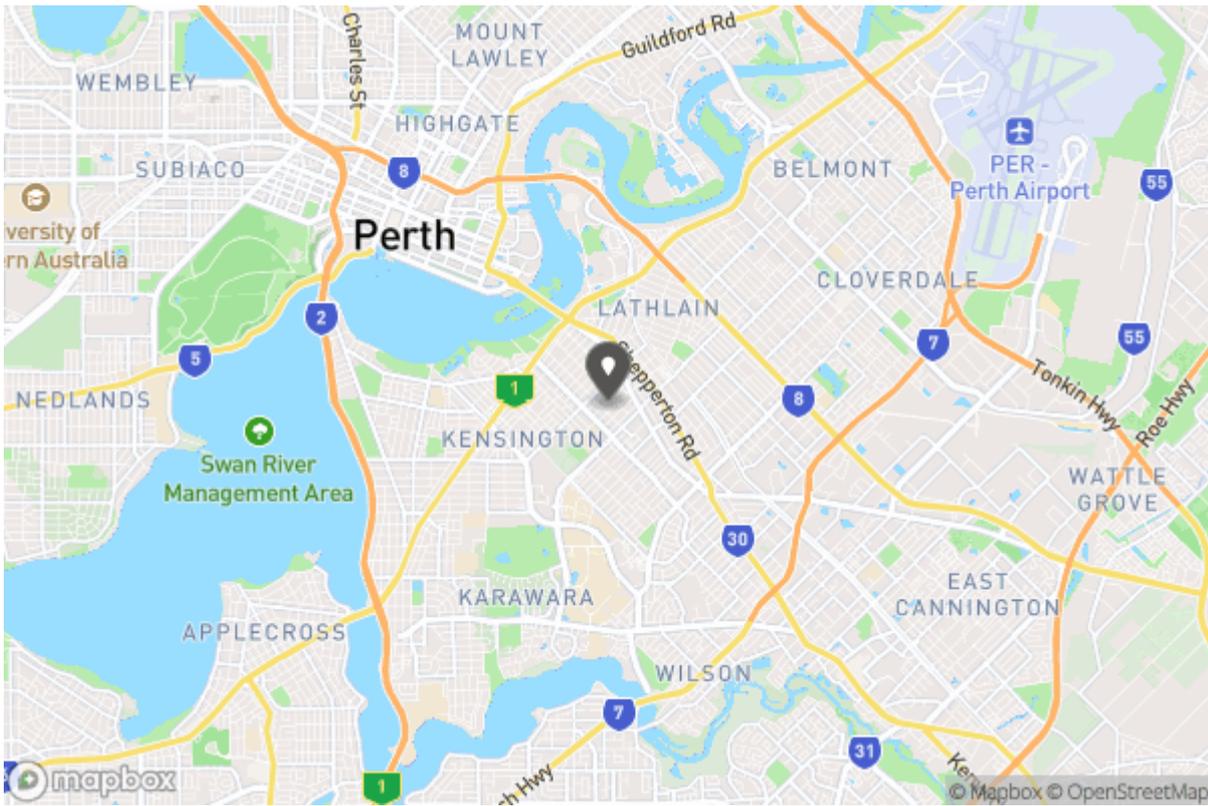
# Gallery







# Location Map



# Floor Plans



2/42 Manchester Street, Victoria Park

Living Area : 103.55m<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

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=R813140>