



## 2/60 Cranford Avenue MOUNT PLEASANT WA 6153

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\$600 per week

Date available: 21 August 2024

[Book Inspection](#)

### Love Where You Live!

Life will be a breeze at this neat and fresh 2 bedroom villa close to everything!

#### THE LOCATION

Enjoying all the advantages of a free-and-easy river precinct lifestyle, it is just a stroll to local shops, primary school, Blue Gum Reserve and the river. It also sits within the boundaries of two highly desired high schools - Rossmoyne or Applecross. The freeway access, bike paths and Bull Creek train station are nearby.

#### THE RESIDENCE

- > Open plan living and dining zone with great natural light
- > Functional kitchen with plenty of storage
- > Queen sized master bedroom with wall of built in robes
- > Good sized second bedroom
- > Separate toilet
- > Separate laundry with direct outdoor access
- > Courtyards to front and rear
- > Carport with roller door plus separate allocated car bay plus room for additional cars behind

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#### THE FINER DETAILS

- > Split system air conditioning
- > Gas heating point
- > Ceiling fans to both bedrooms
- > NBN connectivity
- > Security screens throughout
- > Garden shed

#### Ingoing Costs:

Two weeks rent: \$1,200.00

Bond (4 weeks rent): \$2,400.00

Total Costs: \$3,600.00

#### 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.

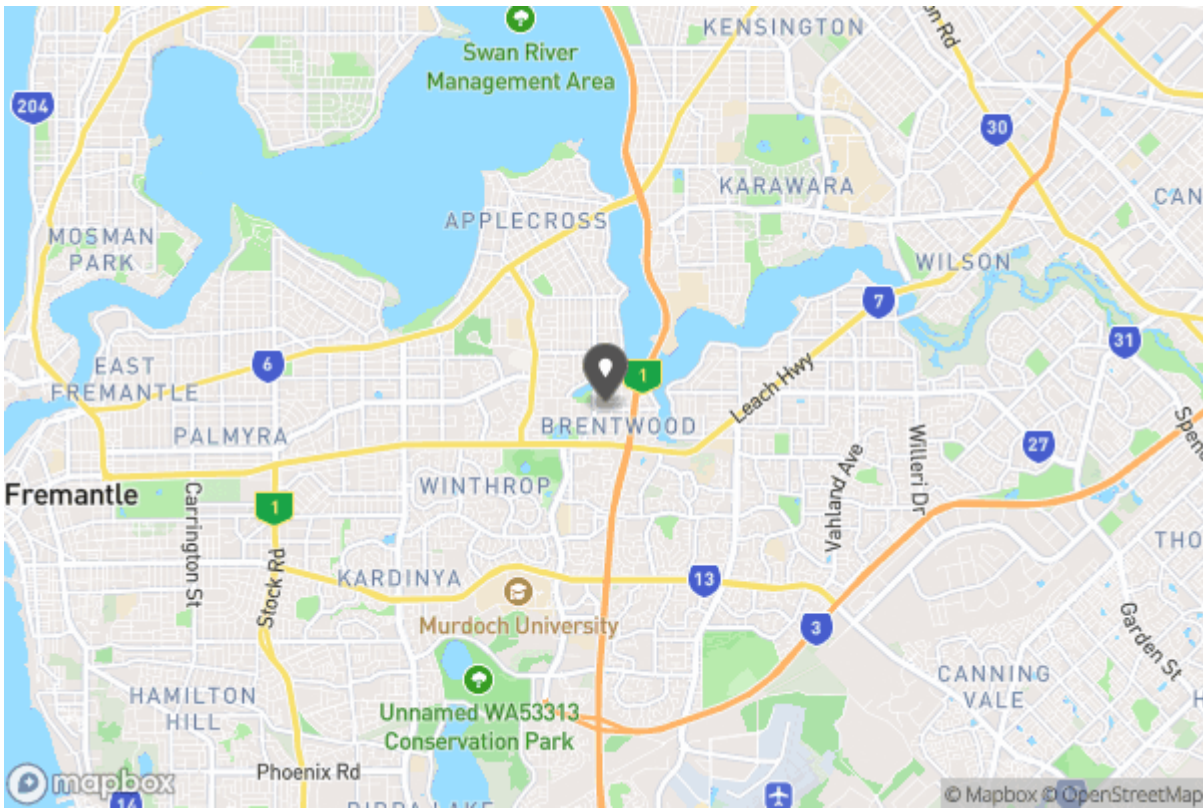
To apply, the property MUST be viewed. Following your inspection a link to apply online will be emailed to you.

# Gallery





# Location Map



# Floor Plans



2/60 Cranford Avenue, Mount Pleasant 6153

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.

BUILT AREA	: 64m <sup>2</sup>
PATIO	: 54m <sup>2</sup>
CARPORT	: 15m <sup>2</sup>
PORCH	: 1m <sup>2</sup>
COURTYARD	: 37m <sup>2</sup>
TOTAL BUILT AREA	: 171m <sup>2</sup>



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

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### 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=R2964879>