



20A Parsons Avenue MANNING WA 6152

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\$1,195 per week

Date available: 6 June 2023

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## Modern Low Maintenance Living - Family Delight

From the moment you step inside, you will fall in love and want to call this home. From the private gated front patio to the stunning entertaining area overlooking the below ground pool, this home is Ideal for a family or anyone seeking a low maintenance modern home.

### THE LOCATION

In terms of living convenience, you will be able to stroll to the local tennis and bowling clubs at the sprawling Challenger Reserve, the Manning Library and the local IGA supermarket around the corner, St Pius X Catholic Primary School and bus stops, whilst the stunning river foreshore is also nearby - as are the likes of community recreational and leisure facilities, Waterford Plaza Shopping Centre, Curtin University, the freeway, trendy cafes and restaurants close to the spectacular South Perth shoreline, top private schools (including Wesley College), the city and so much more. This is the place you want to be!

### THE RESIDENCE

- > Secure front courtyard
- > Striking recycled Jarrah floorboards upon entry
- > Light filled open plan main living and dining zone opening to alfresco area
- > Separate home theatre

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- > Sleek white kitchen with surplus cupboard and granite bench space including breakfast bar and walk in pantry
- > Grand master bedroom with walk in robe and private balcony
- > Ensuite featuring separate bath/shower and double vanity
- > Three secondary bedrooms complete with double built in robes
- > Downstairs study / fifth bedroom / guest room
- > Delightful alfresco entertaining area overlooking tranquil salt water pool
- > Lush low maintenance gardens
- > Double garage with internal entry

#### THE FINER DETAILS

- > Stone featured Eco friendly Ethanol fireplace to living area
- > Ducted reverse cycle air conditioning
- > Security alarm system
- > Dishwasher & gas cooking
- > Reticulated gardens
- > Monthly pool maintenance included
- > NBN Ready
- \* Yes! Pets considered at the Owner's discretion

#### Ingoing Costs:

Two weeks rent: \$2,390.00

Bond (4 weeks rent): \$4,780.00

Total costs: \$7,170.00

#### 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



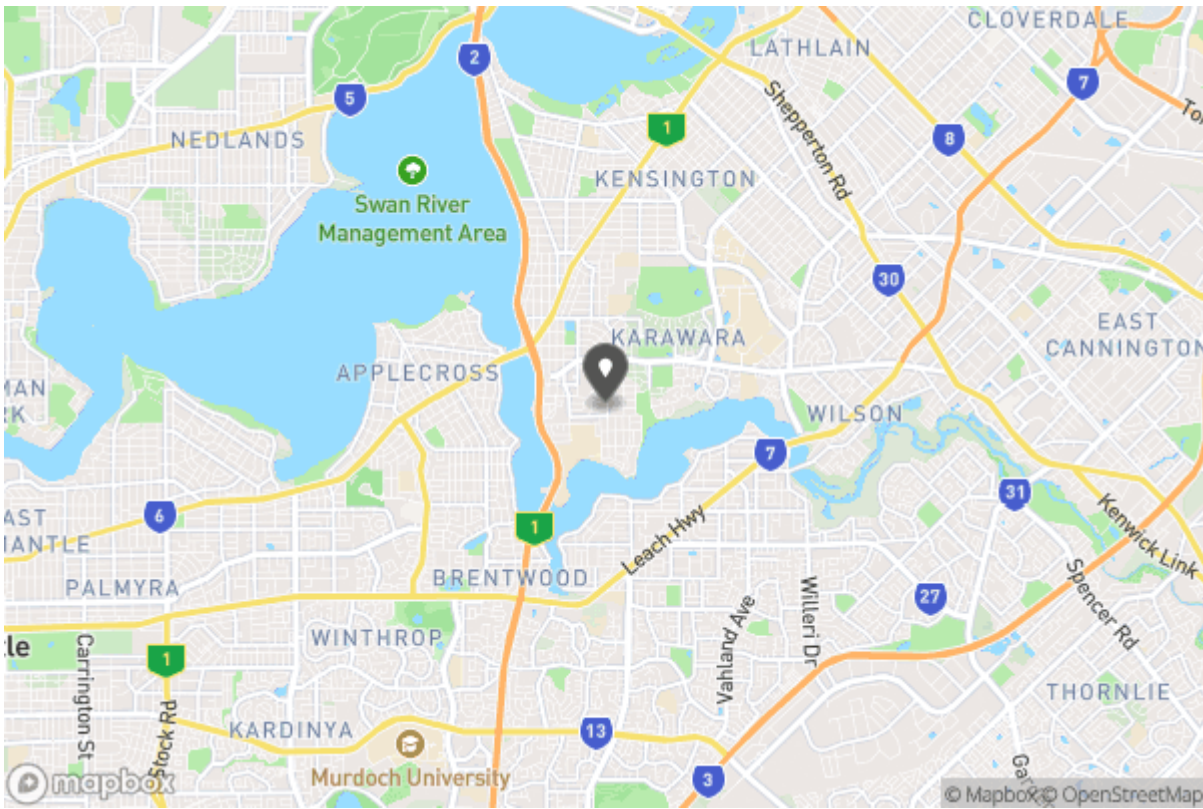








# Location Map





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=R813484>