



21 Martin Avenue RIVERVALE WA 6103

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\$445 per week

Date available: 6 February 2023

[Book Inspection](#)

## Enjoy the sweet life!

Tucked quietly behind a white picket fence, this great home offers a great lifestyle at an exceptionally affordable price. Blink and it's gone!

### THE LOCATION

You'd think you were living in a cul-de-sac in this whisper quiet location. Supremely located at the top end of Rivervale, in one of the most sought after streets. This a commuter's paradise with just one set of lights to the city yet also offering brilliant access to major transport links. Close to schools and neighbourhood shopping precinct on Kooyong Road plus just minutes to Perth Stadium, Crown Complex and airports.

### THE RESIDENCE

- > Lovely secured front yard
- > Spacious living room with gorgeous decorative cornices
- > Renovated kitchen with suite of stainless steel appliances
- > Dining area off kitchen
- > Queen size master bedroom (wardrobe to stay)
- > 2 good sized secondary bedrooms
- > Renovated bathroom with separate shower and bath

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- > Laundry with direct outdoor access
- > Separate toilet
- > Large rear courtyard
- > Garden shed
- > Double carport with remote door

#### THE FINER DETAILS

- > FREE Lawnmowing included in rent
- > Reverse cycle air conditioning to living zone and master bedroom
- > Stunning polished timber floors throughout living areas and bedrooms
- > High ceilings
- > Dishwasher
- > Gas heater to stay for tenants use

- \* Small pets considered at the Owner's discretion
- \* Fireplace is not in working condition and will not be repaired

#### Ingoing Costs:

Two weeks rent: \$890.00

Bond (4 weeks rent): \$1780.000

Total Costs: \$2670.00

#### HOW TO VIEW THIS PROPERTY

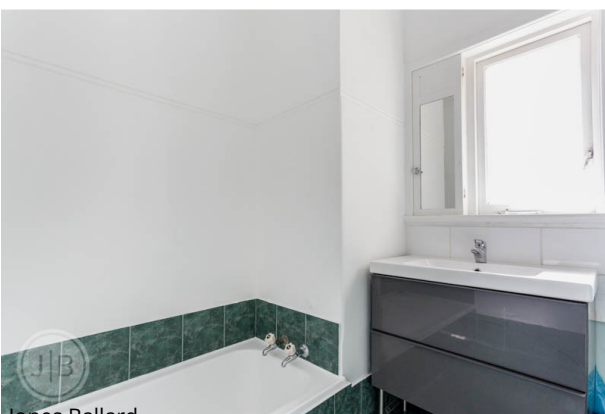
Arranging inspections is easy!

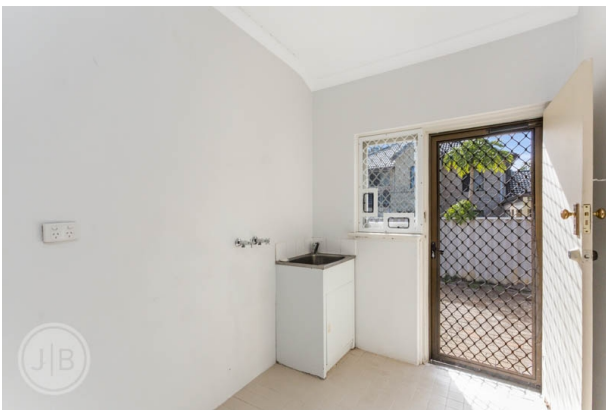
Simply go to our website: [www.jonesballard.com.au](http://www.jonesballard.com.au) and click the 'Book Inspection' button for that rental property.

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

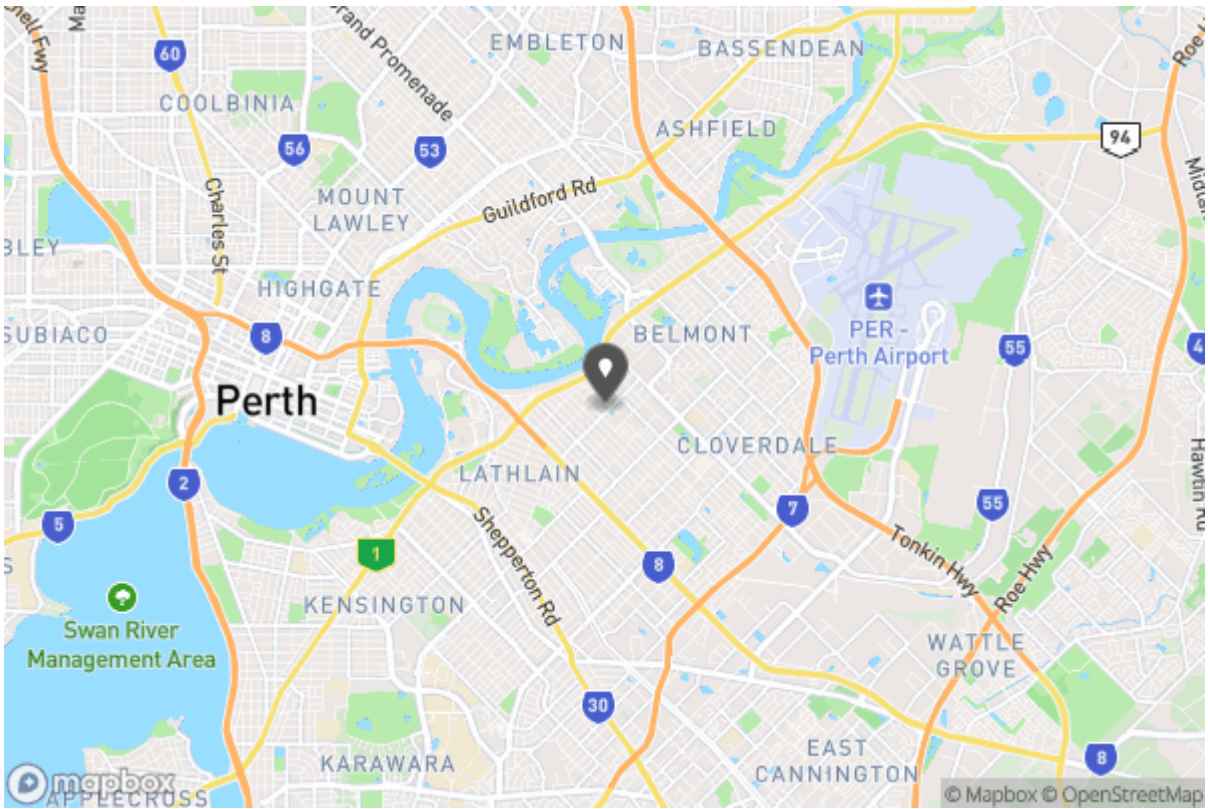
# Gallery



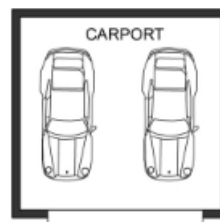
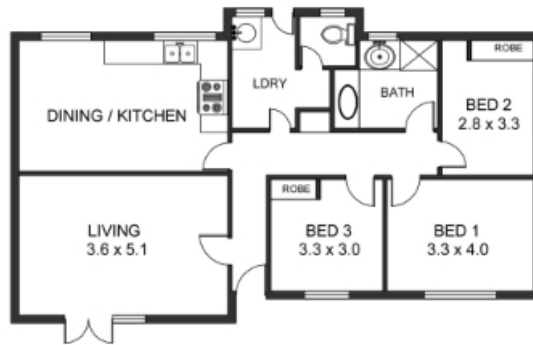




# Location Map



# Floor Plans



Scale in metres. Indicative only Dimensions are approximate.  
All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

AREA	
LIVING	: 100.00 sq.m(Approx)
CARPORT	: 26.00 sq.m(Approx)
TOTAL	: 126.00 sq.m(Approx)



21 MARTIN AVENUE, RIVERVALE



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

Sheree Baillie

sheree.baillie@jonesballard.com.au

08 9474 1533  
175 Labouchere Road  
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=R815545>