



222 Yangebup Road YANGEBUP WA 6164

 3  1  1

\$370 per week

Date available: 4 June 2021

[Book Inspection](#)

## Cute & Cozy in Yangebup

This property will feel like home the minute you walk through the door. Easy to maintain, the home boasts a central tiled living & dining area with a pot belly heater, formal lounge room at the front of the home which overlooks the front yard & the kitchen has electric cooking that overlooks the fantastic outdoor entertaining area which is mostly paved, boasting native gardens beds. A must see for someone looking for all the comforts in a great location.

### THE LOCATION

Situated in a convenient location only a short stroll from Nicholson Reserve & Ronsard Park with the convenience of the local shopping centre within walking distance. Transport & Freeway access mere minutes away, Yangebup Primary School is only a quick 2-minute drive down the road and the lovely & large Yangebup Lake is right down the road!

### THE RESIDENCE

- > Single manual garage & double gate access to the back
- > Separate lounge upon entry
- > Electric cooking and kitchen overlooking outdoor entertaining area
- > Master bedroom with walk in robe
- > Two minor good sized bedrooms
- > Semi-ensuite bathroom

222 Yangebup Road YANGEBUP WA 6164

- > Large rear games room
- > Large outdoor paved patio, perfect for Sunday BBQ's

#### THE FINER DETAILS

- > Front lawn mowing included
  - > Easy to maintain home
  - > Ample secure parking
  - > Split system to lounge
  - > Pot belly heating
  - > Tiled lounge and dining area
  - > Carpet to all bedrooms
  - > Native gardens to the back yard
- Pets considered on application

#### Ingoing Costs:

Two weeks rent: \$740.00

Bond (4 weeks rent): \$1,480.00

Total Costs: \$2,220.00

#### 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.

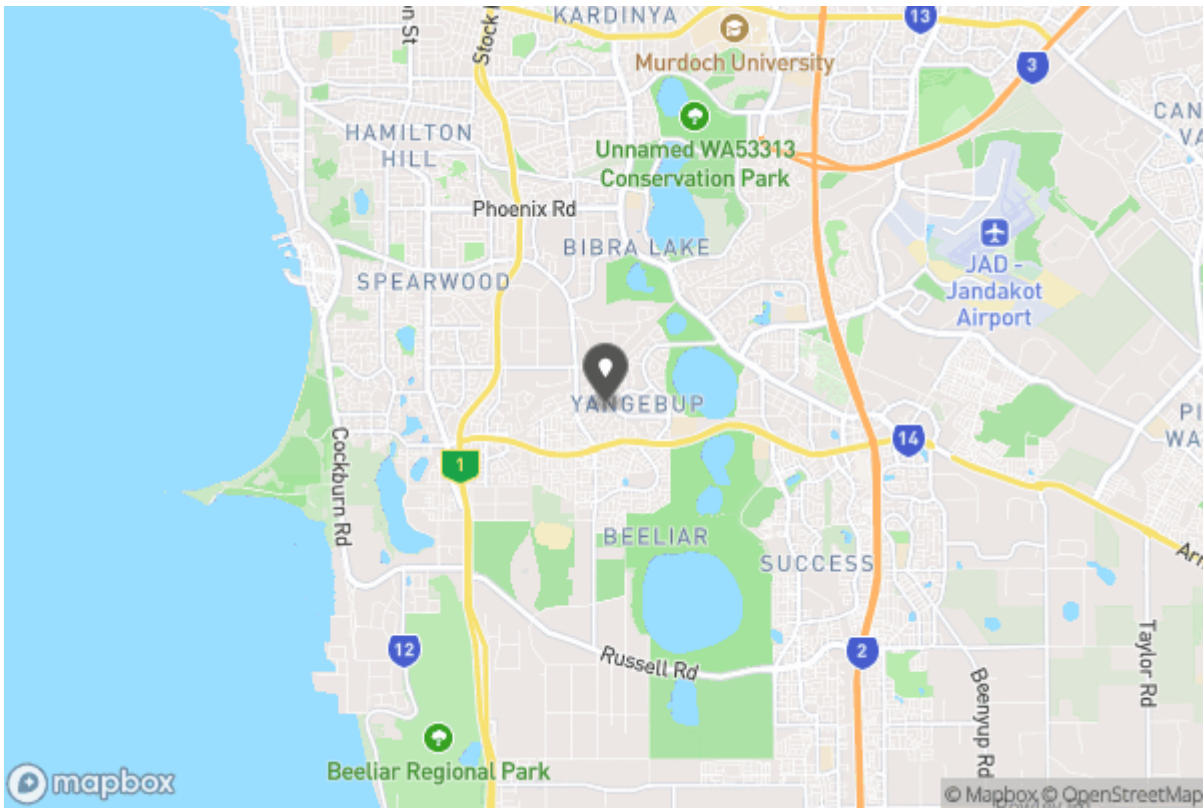
# Gallery







# Location Map





Kelly Paddison

[kelly.paddison@jonesballard.com.au](mailto:kelly.paddison@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/Form?AgentID=MD22298&UniqueID=R812864>