



## 23 Burnside Terrace CANNING VALE WA 6155

 4  2  2

\$795 per week

Date available: 5 February 2025

[Book Inspection](#)

### Love Where You Live!

This expansive family home located in one of Canning Vale's most popular locations, Sanctuary Waters and is ready for it's next family.

#### THE LOCATION

Located just moments from your choice of numerous shopping centres, including the Estates own IGA, excellent access to public transport and transport links. Surrounded by beautiful manicured parks, children's play grounds, Sanctuary Waters Lake, house and garden proud neighbours.

#### THE RESIDENCE

- > Impressive double door entrance
- > Large open plan living and dining zone
- > Separate living area to front of home
- > Renovated kitchen with breakfast bar and ample storage
- > Alfresco with cabinetry storage and ceiling fan
- > King sized master bedroom with walk in robe and private ensuite
- > 3 queen sized secondary bedrooms each complete with built in robe

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- > Kids activity room
- > Centrally located family bathroom
- > Separate laundry with direct outdoor access
- > Separate toilet
- > Lockable storage sheds, undercover
- > Double remote garage
- > Additional off street parking large enough for boat or caravan

#### THE FINER DETAILS

- > Ducted evaporative air conditioning
- > Ceiling fans to all bedrooms and alfresco
- > Gas heating point
- > Kitchen hosts 900ml gas cooktop and oven, double door dishwasher

#### Ingoing Costs:

Two weeks rent: \$1,590.00

Bond (4 weeks rent): \$3,5180.00

Total Costs: \$4,770.00

#### 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



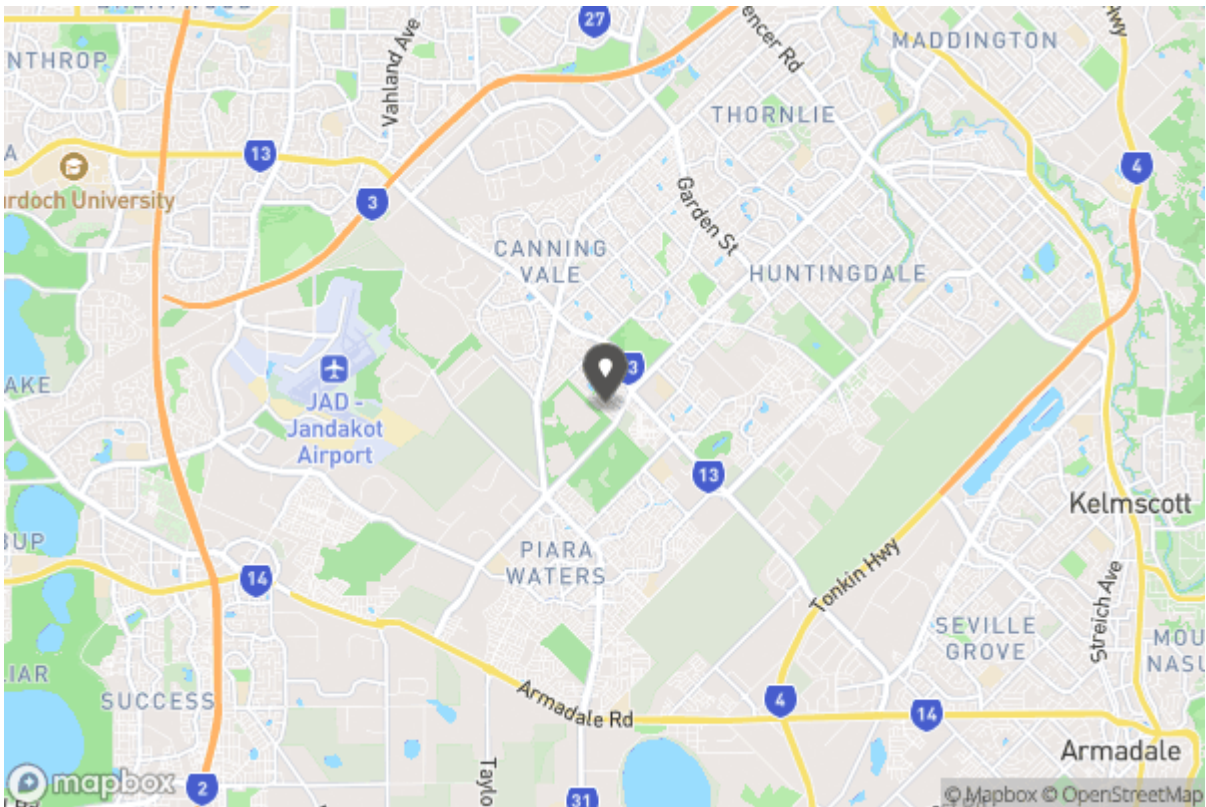




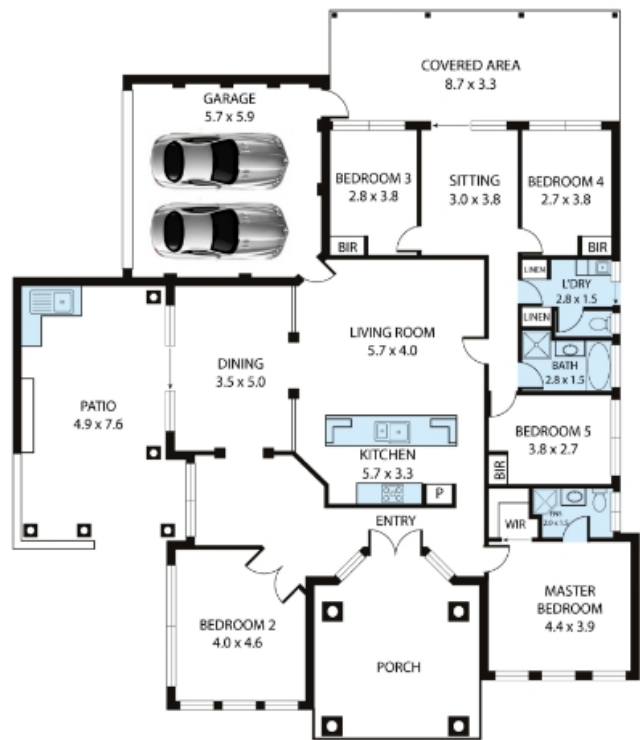




# Location Map



# Floor Plans



**23 Burnside Terrace, Canning Vale 6155**

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.

**APPROXIMATE BUILT AREAS**

BUILT AREA	: 179m <sup>2</sup>
COVERED AREA	: 28m <sup>2</sup>
GARAGE	: 32m <sup>2</sup>
PATIO	: 35m <sup>2</sup>
TOTAL AREA	: 274m <sup>2</sup>





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

Kelly Paddison

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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=R2841689>