



23 Klem Avenue SALTER POINT WA 6152

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\$1,095 per week

Date available: 27 January 2023

[Book Inspection](#)

A Touch of Class

Spread across 2 levels, this stunning residence impresses in every way. You will love the quality and grandeur throughout as well as the commanding street presence.

THE LOCATION

Salter Point is one of Perth's best kept secrets! Surrounded by river ways, parks, exceptional sporting facilities and cafe's you are truly spoilt for choice in this magical location. Situated in close proximity to some of Perth's best schools (Aquinas, Penrhos, Santa Maria and Wesley), universities, shopping centres and major arterials. Approx 15 minutes to the City and immediate accessibility to the river paths and walkways this property will delight even the fussiest of tenants. Centrally located close to parks, Swan river, Perth CBD, public transport, Perth airport and all other essential amenities.

THE RESIDENCE - GROUND FLOOR

- > Spacious living area with tiled flooring
- > Modern chefs kitchen with stone benchtops
- > Elevated dining area off kitchen
- > Separate theatre room opening to alfresco
- > Master bedroom with walk in robe and luxurious private ensuite with spa bath

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- > Second bedroom with built in robe and ensuite
- > Powder room for guests
- > Separate laundry with direct outdoor access
- > Undercover alfresco dining
- > Fantastic separate building located at back of the property perfect for studio. man cave, home office or kids games room
- > Double remote garage with internal entry to home

THE RESIDENCE - FIRST FLOOR

- > 2 double sized bedrooms each with built in robe
- > Third luxurious bathroom with separate bath and shower

THE FINER DETAILS

- > Gardening and lawnmowing included
- > Ceiling fans to all bedrooms and alfresco
- > Full security system (including garage)
- > Intercom entry
- > Kitchen hosts brand new oven, 900mm cooker and double drawer dishwasher
- > High ceilings throughout
- > Full height tiling to all bathrooms
- > Polished porcelain floor tiles to downstairs living area
- > Stunning chandelier and feature balustrading in downstairs living
- > Fridge to remain for tenant's use
- > Crimsafe security doors and security tint on windows
- > Crimsafe security screens to all windows
- > Outdoor studio has lighting, power and reverse cycle air conditioning
- > Storeroom

* YES! Pets considered at the Owners decision

Ingoing Costs:

Two weeks rent: \$2190.00

Bond (4 weeks rent): \$4380.00

Total Costs: \$6570.00

HOW TO VIEW THIS PROPERTY

Arranging inspections is easy!

Simply go to our website: www.jonesballard.com.au and click the 'Register to inspect' button for that rental property.

Jones Ballard does NOT accept online applications through 1Form. Properties MUST be viewed and an application form collected from the viewing.

Gallery



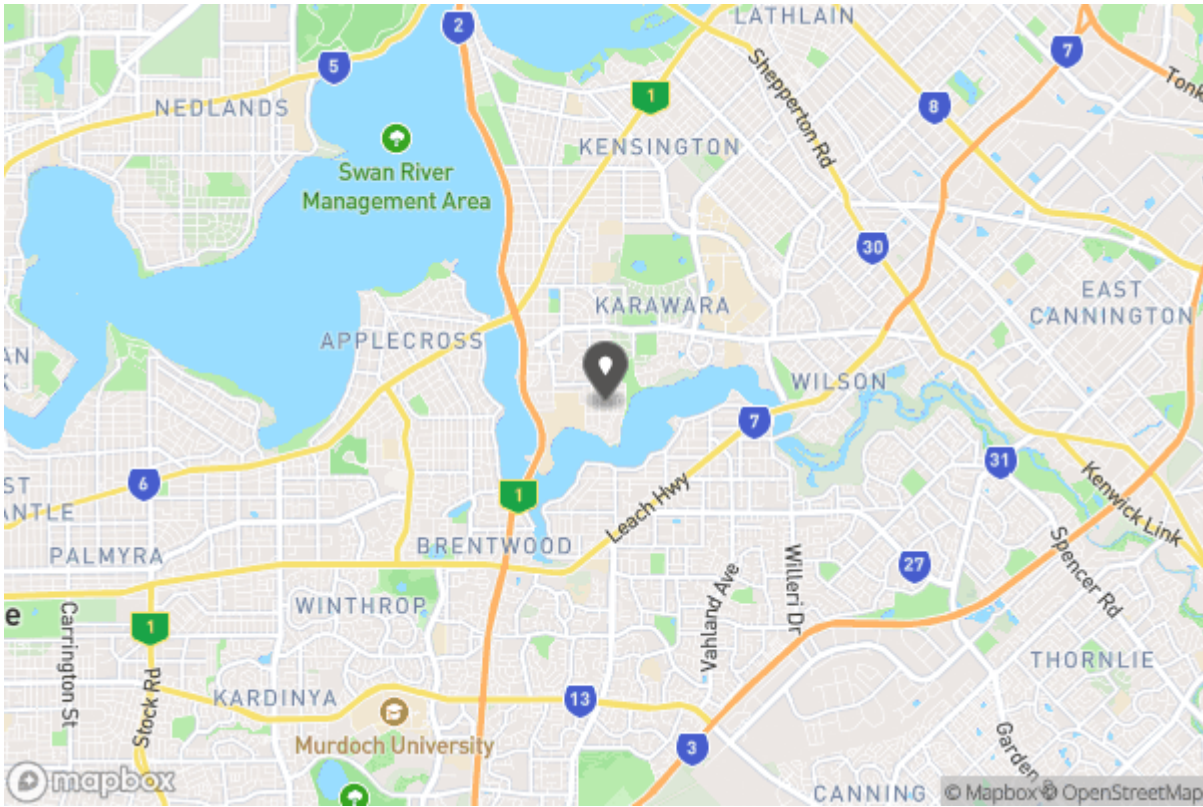








Location Map



Floor Plans



23 KLEM AVENUE, SALTER POINT

DISCLAIMER
PLANS PROVIDED FOR INFORMATION PURPOSES ONLY. ALL DIMENSIONS ARE APPROXIMATE AND
NOT TO SCALE. THEY ARE SUBJECT TO SURVEY AND RECORDING AND NO LIABILITY WILL BE
ACCEPTED FOR ANY ERRORS OR OMISSIONS. THESE DIMENSIONS



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=R815740>