



23 Victoria Street SOUTH PERTH WA 6151

 4  3  2

\$1,525 per week

Date available: Now

[Book Inspection](#)

## Luxury in Perfect Locale

Located on a premium street in one of the most sought-after pockets of South Perth, welcome to this luxurious sanctuary!

Set across 2 levels (including lift!) with exquisite finishing's throughout - homes like this are a pleasure to present and viewing will not disappoint.

### THE LOCATION

Located in the heart of South Perth and only moments from a host of lifestyle amenities. Set 500 metres away from the South Perth foreshore, it's easy to appreciate the superb location of this property. Enjoy a morning walk to the Angelo Street shopping precinct only 5-minutes away or a cycle to Mends Street, a mere 1.5kms away. You are also close to prestigious schooling such as Wesley (just steps away!) and Penrhos College, the Perth Zoo, and conveniently located just a 5-minute drive to the Perth CBD, with plenty of public transport routes nearby too.

### THE RESIDENCE - GROUND FLOOR

- > Large open plan living and dining zone opening to large rear decked area
- > Chef's kitchen with large breakfast bar, loads of storage and stone tops
- > Scullery

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- > King sized master suite with luxurious private ensuite and walk in customised robe
- > Lovely central outdoor decked area opposite master bedroom
- > Powder room
- > Separate laundry with direct outdoor access
- > Double remote garage (extra height) with storage

#### THE RESIDENCE - FIRST FLOOR

- > Huge living area and wet bar flooded with natural light opening to entertainer sized balcony with city and river views
- > King sized master or guest bedroom with large walk in robe and private ensuite
- > 2 more king sized secondary bedrooms with large built in or walk in robes
- > Large family bathroom with feature bath, separate shower and toilet
- > Powder room

#### THE FINER DETAILS

- > Lift to get you between floors quickly
- > Fully ducted and zoned reverse cycle air conditioning
- > Feature gas heater downstairs plus gas heating point upstairs
- > Suite of premium kitchen appliances including twin oven, gas cooking and dishwasher
- > Smart wiring throughout
- > Alarm and intercom system
- > 15kw solar panel system
- > Electronic curtains to upstairs living
- > Storage options galore
- > Stunning timber boards throughout living areas
- > Stylish plantation shutters
- > High ceilings
- > Full automatic reticulation front and back
- > Fully secure
- > 2 hot water systems

Don't miss this fantastic opportunity to lease this beautiful family home.

\*\* YES! Small pets considered at the Owner's discretion

Ingoing Costs:

Two weeks rent: \$3050.00

Bond (4 weeks rent): \$6100.00

Total Costs: \$9150.00

#### HOW TO VIEW THIS PROPERTY

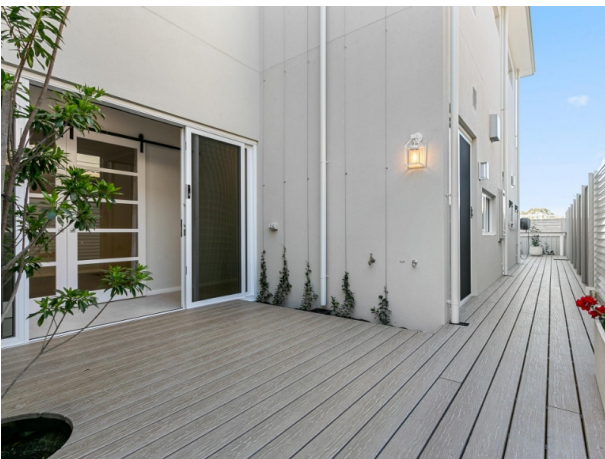
Arranging inspections is easy!

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

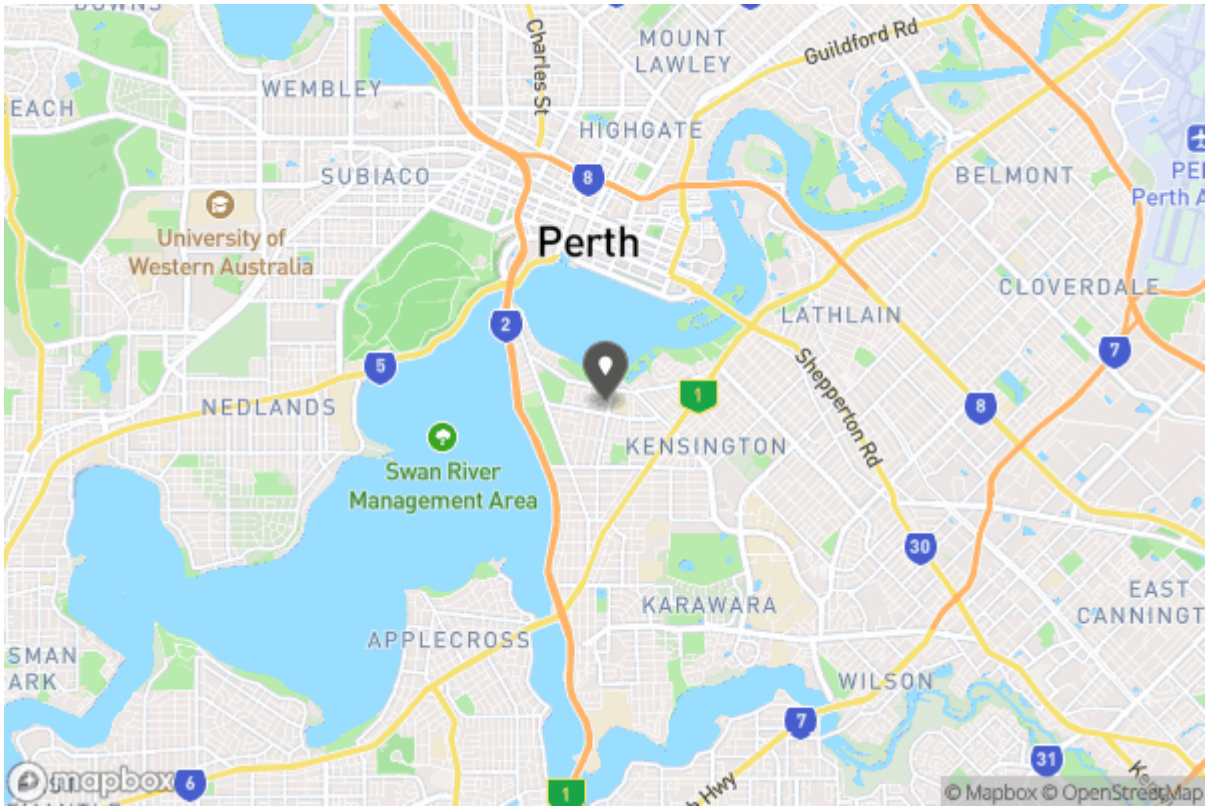








# Location Map



# Floor Plans

## 23 VICTORIA STREET SOUTH PERTH



This floor plan is not to scale, measurements are indicative and in meters. External elements may not be in correct position.



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/Property?agentID=MD22298&uniqueID=R3158284>