



25/15 Tanunda Drive RIVERVALE WA 6103

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\$625 per week

Date available: 16 September 2024

[Book Inspection](#)

## Instant Cool Factor

There is a lot to love about this immaculate apartment tucked away on the ground floor of this well maintained complex. Enjoy life relaxing poolside after a hard day at work! This is a MUST HAVE for anyone seeking an inner city lifestyle and is ideal for FIFO, young families or professionals commuting to the CBD, airport or local business district for work.

### THE LOCATION

An enviable lifestyle with river walkways, easy access to the CBD and transport all from your front door! Centrally located on The Swan River between the city and Domestic Airport and just minutes from the big entertainment venues of Crown Complex & golf course, State Tennis Centre, new stadium, Belmont Park & Ascot thoroughbred racing. Plus, with the river right on the doorstep, enjoy easy access to water & jet skiing or jump on the bike and explore the hundreds of kilometres of Perth's fantastic river cycle-paths. Also close by is Belmont Forum Shopping Centre, schools and the bustle of the Vic Park cafe strip.

### THE COMPLEX

Alongside the Swan River, "Sapphire" is a small private and secure residential complex offering residents superior complex facilities including Residents Lounge and games room, fully equipped gymnasium, sparkling resort style below ground pool, spa and sauna. Plenty of free visitor parking also available just out the front.

#### THE RESIDENCE

- > Open plan living and dining zone opening to courtyard entertaining area
- > Functional modern kitchen
- > Stylish ensuite bathroom
- > 2 double sized minor bedrooms, both with built in robes
- > Second bathroom / combination laundry with bath
- > Fantastic rear outdoor entertaining and grassed area
- > One allocated secure car bay

#### THE FINER DETAILS

- > Lawn Mowing included in rent
- > FREE gas and water consumption included in rent
- > Suite of stainless steel kitchen appliances including dishwasher
- > Reverse cycle split system air conditioner to living area and master bedroom
- > Fridge, Washing machine and clothes dryer to remain for tenant's use
- > Great security including audio intercom for visiting guests
- > Security screens to front door and sliding glass doors
- > Gas cooking
- > NBN ready

\* Storeroom is not included in the lease

#### Ingoing Costs:

Two weeks rent: \$1250.00

Bond (4 weeks rent): \$2500.00

Total Costs: \$3750.00

#### 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

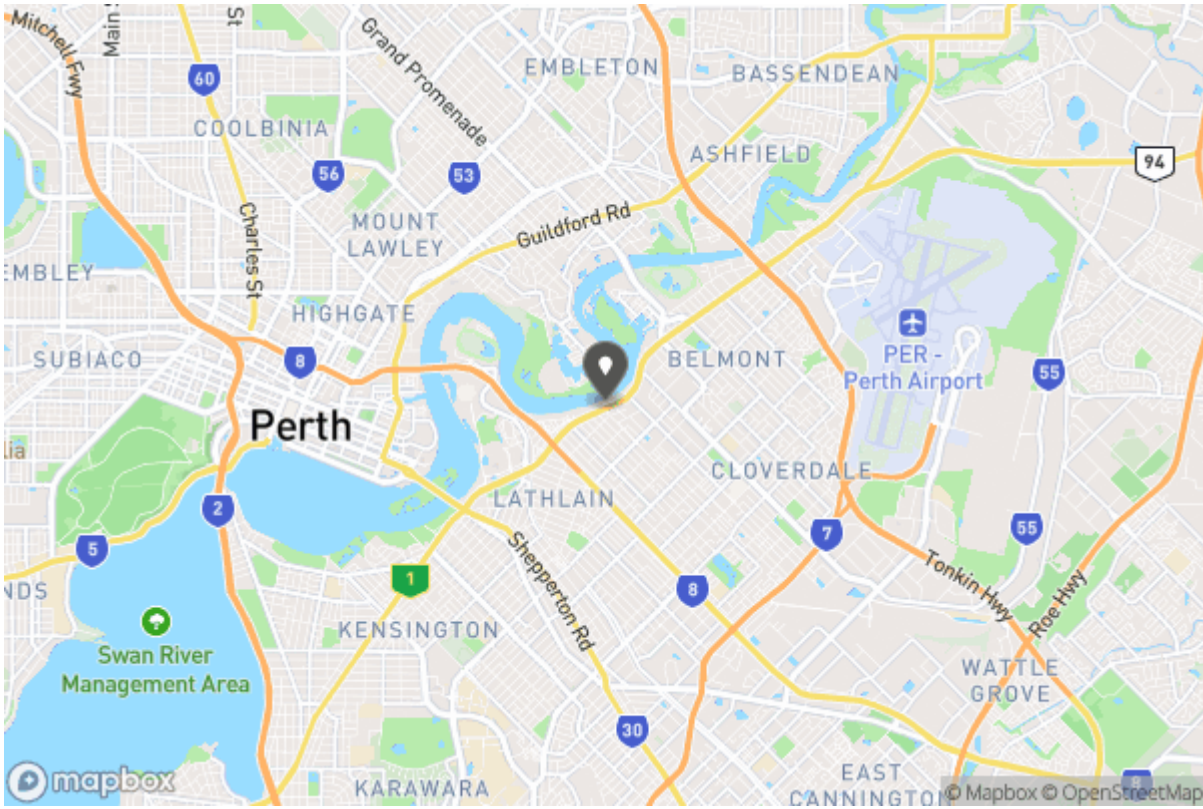




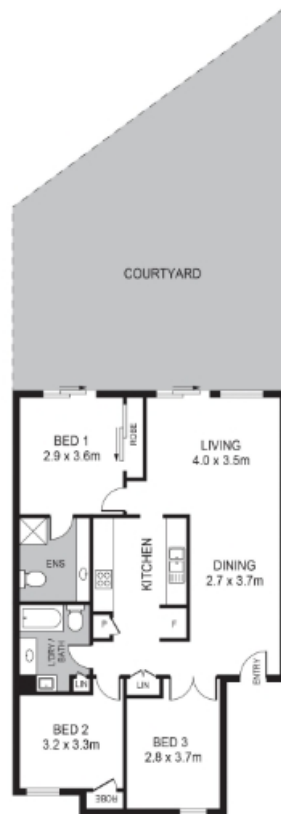




# Location Map



# Floor Plans



## 25/15 TANUNDA DRIVE, RIVERVALE

DISCLAIMER  
PLANS SHOWN ARE FOR MARKETING PURPOSES ONLY. ALL DIMENSIONS ARE APPROXIMATE AND NOT TO SCALE. THEY ARE SUBJECT TO ERRORS AND INACCURACIES AND NO LIABILITY WILL BE ACCEPTED. INTERESTED PARTIES SHOULD MAKE THEIR OWN INQUIRIES.



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

Kelly Paddison

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=R815902>