



## 26A Criollo Parade BALDIVIS WA 6171

 2  1  1

\$168

Date available: 26 October 2020

[Book Inspection](#)

### Blink and you will miss it

\*\* (Conditions apply to applicants for this property. Please see notation below for further information)

\*\* (This property is offered for lease under the National Rental Affordability Scheme (NRAS). Special criteria and conditions apply to applicants. Please visit the following website link to see if you qualify:

<http://www.environment.gov.au/housing/nras/index.html>

This is your opportunity to secure this 2 bedroom 1 bathroom dual-key shared property with a open plan living design, located in the thriving River Gums Estate, you'll feel safe and secure here!

#### THE LOCATION

Tucked away in the prestigious River Gums estate you will find this gem, perfectly positioned just a stroll from Baldivis Secondary College and Rivergums Primary as well as the local parks to take the kids out for an afternoon of fun in the sun. Easy access to freeways north and minutes drive to the Stockland Shopping Centre which boasts plenty more restaurants, pubs and shops for your perusal.

#### THE RESIDENCE

- > Easy care front and back gardens
- > Modern design with open plan living and dining areas

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- > Ultra functional kitchen
- > Electric cooking and oven
- > Shared laundry
- > Separate bathroom and toilet
- > Shared garage

### THE FINER DETAILS

- > Tiles throughout living area for easy living
- > Carpet to all bedrooms
- > Built in robe to master and second bedroom
- > Split system air condition to Kitchen/living
- > Ceiling Fans to both bedrooms
- > Gas/electric and water bills split 50/50

\*Sorry no pets

### Ingoing Costs:

Two weeks rent: \$336.00

Bond (4 weeks rent): \$672.00

Total Costs: \$1,008.00

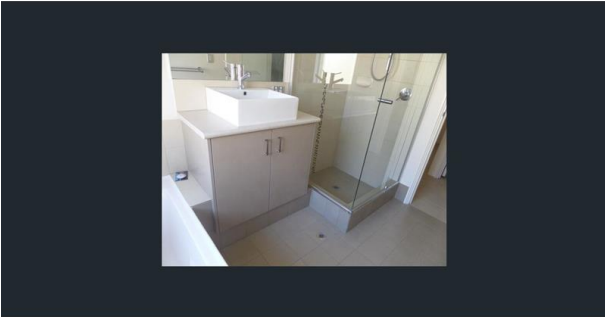
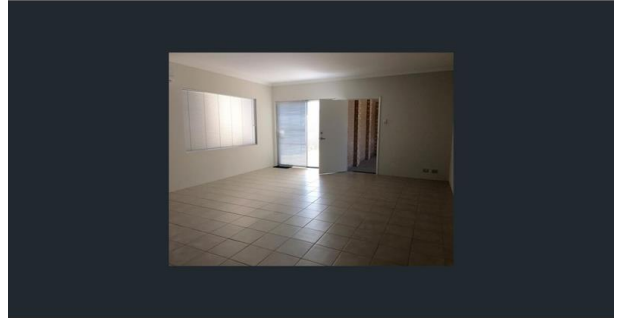
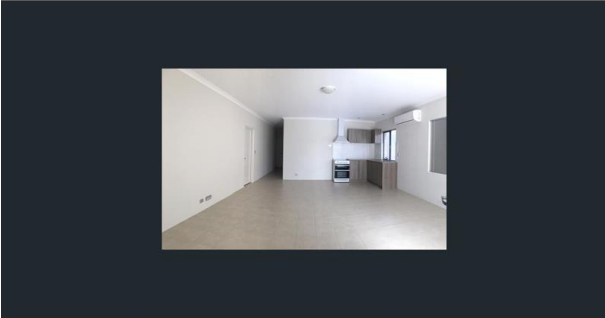
### HOW TO VIEW THIS PROPERTY

Arranging inspections is easy!

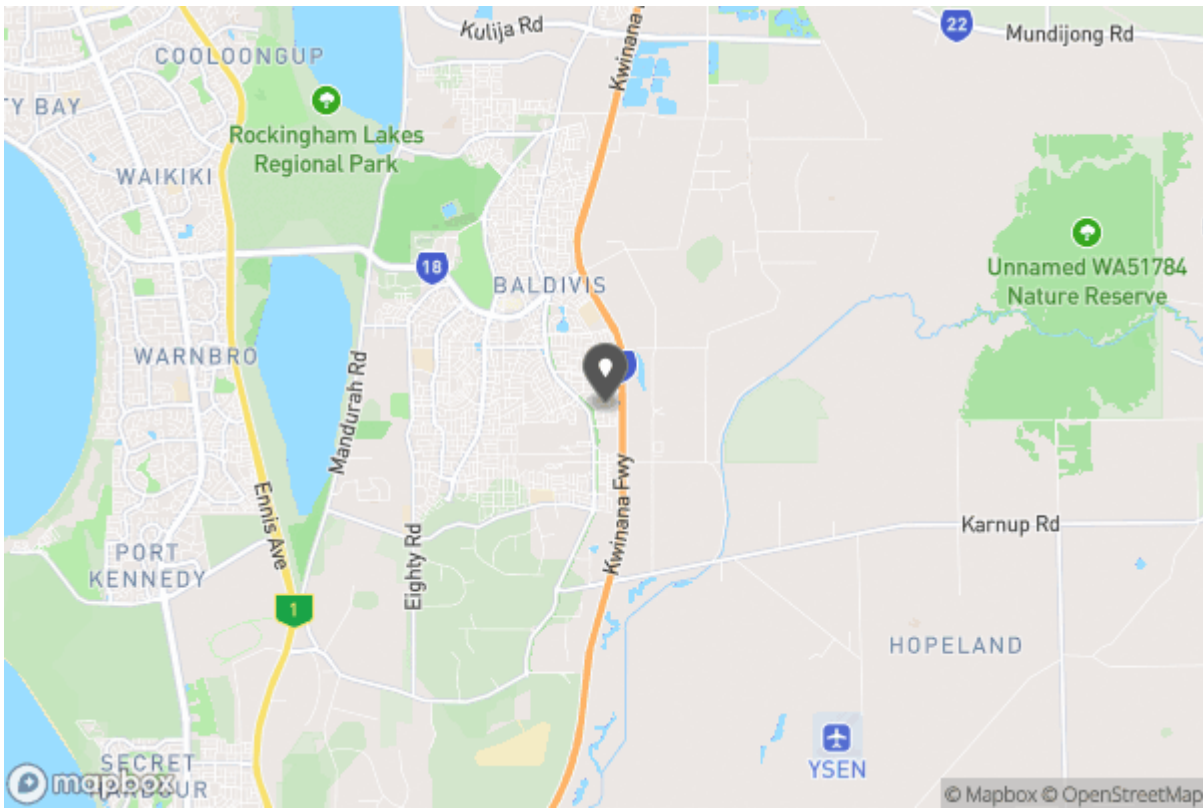
Simply go to our website: [www.jonesballard.com.au](http://www.jonesballard.com.au) and click the 'Register to inspect' button for that rental property.

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

# Gallery



# Location Map





Kelly Paddison

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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://www.2apply.com/Form?AgentID=MD22298&UniqueID=21778660>