



28 Douglas Avenue SOUTH PERTH WA 6151

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\$1,150 per week

Date available: Now

[Book Inspection](#)

## Location AND Lifestyle

Come home to this spacious executive residence designed with family in mind that will tick all your boxes!

### THE LOCATION

Conveniently located at the river end of Douglas Ave in the heart of sought-after South Perth, within walking distance to popular cafes and restaurants, the Angelo Street entertainment precinct, Wesley College and the river foreshore plus only minutes drive to the CBD, Crown Complex and Kings Park - this is the ultimate lifestyle destination.

### THE RESIDENCE - GROUND FLOOR

Grand street presence

Living area to front of property

Luxury kitchen with stone tops, breakfast bar and scullery

Massive open plan living and dining zone full of natural light

Separate home theatre | media room

Powder room

Separate laundry with direct outdoor access

Undercover alfresco for year- round entertaining overlooks great sized yard with room for kids and pets to play

Landscaped gardens

Jones Ballard

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Double remote garage with direct internal and rear yard access

#### THE RESIDENCE - FIRST FLOOR

Living area

King sized master suite with customised His n Hers wardrobes, luxury ensuite and private balcony

3 queen sized secondary bedrooms each complete with double built in robe

Family bathroom with separate shower and bath

#### THE FINER DETAILS

Fully ducted and zoned reverse cycle air conditioning

Security alarm system

NBN connectivity

Kitchen hosts suite of stainless steel appliances including 5 burner gas cooktop, twin ovens and dishwasher

Lovely marble look floor tiling

Ensuite features double shower, twin vanity and separate toilet

High ceilings throughout

Lots of storage options over both levels

Full automatic reticulation throughout

Yes! Pets considered at the Owner's discretion.

Ingoing Costs:

Two weeks rent: \$2,300.00

Bond (4 weeks rent): \$4,600.00

Total Costs: \$6,900.00

#### 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 a link for our online application will be emailed to you following your inspection.

# Gallery

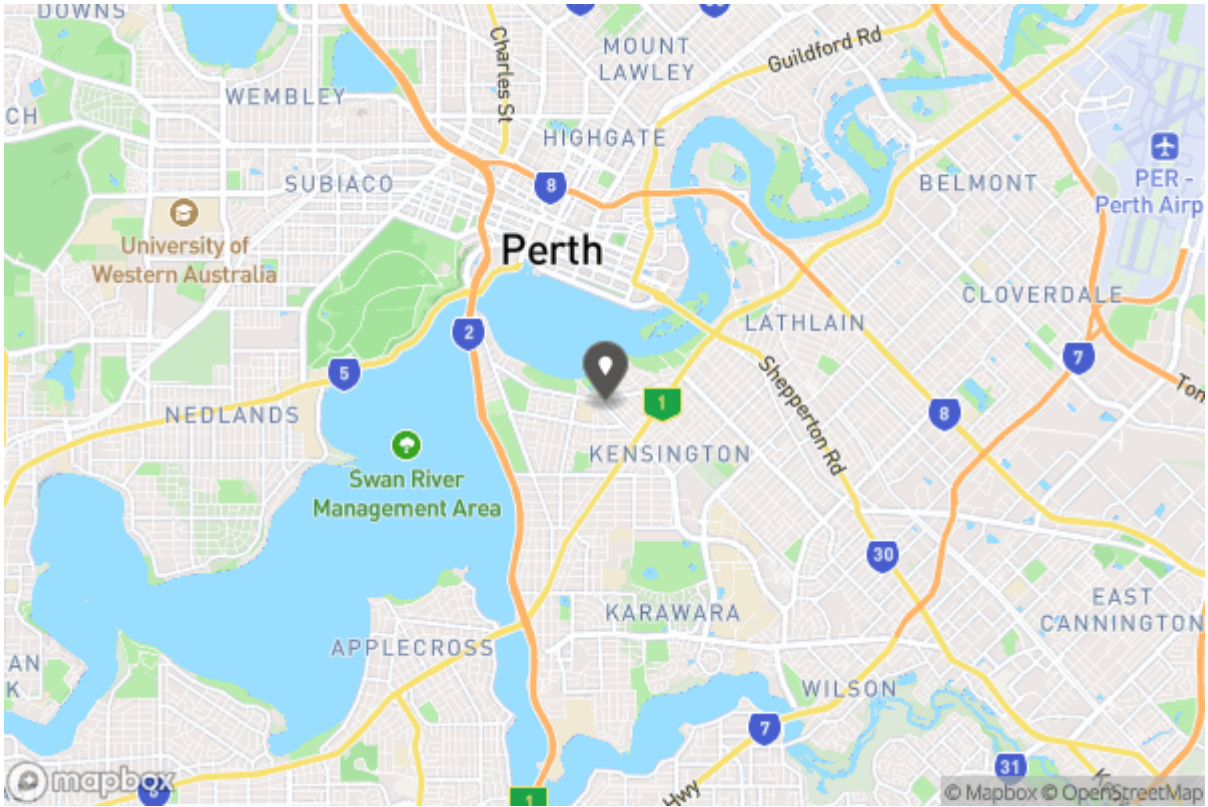




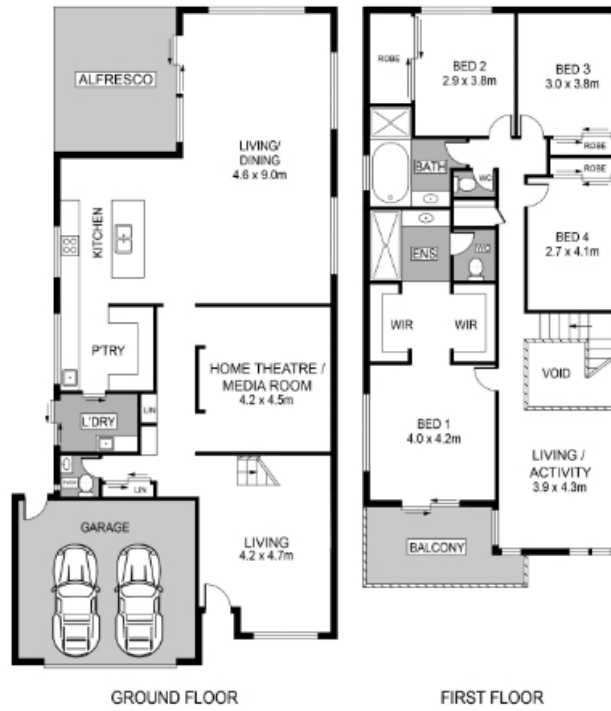




# Location Map



# Floor Plans



## 28 DOUGLAS AVENUE, SOUTH PERTH

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



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

Sheree Baillie

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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=R816024>