



28 Hyland Way WILSON WA 6107

 4  2  3

\$620 per week

Date available: 12 March 2021

[Book Inspection](#)

## When Size Matters

Plenty of space for the whole family at this freshly renovated home ideally located in a quiet cul-de-sac beside pretty parklands.

### THE LOCATION

Set in one of Wilson's most desirable locations and just a short stroll to the local river and Kent Street Weir. Close to all amenities including Curtin University, local schools, shopping centres, public transport, restaurants and cafes, including the ever popular Lo Quay cafe and playground at Riverton Bridge.

### THE RESIDENCE

- > Massive open plan living and dining zone off the kitchen
- > Second living area to front of home with lovely high raked ceilings
- > Separate formal dining room off kitchen, also with high raked ceilings
- > Good sized kitchen with breakfast bar and storage galore
- > King sized master bedroom with huge walk in robe and private ensuite
- > 3 great sized secondary bedrooms all complete with double built in robe
- > Large family bathroom with separate shower and bath
- > Separate study

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- > Fantastic entertainer's patio and yard
- > Separate laundry with direct outdoor access
- > Separate toilet
- > Lockable garage for 1 car plus plenty of driveway for additional cars

#### THE FINER DETAILS

- > Reverse cycle air conditioning to formal lounge and master bedroom
- > Rest of house enjoys ducted air conditioning
- > Ceiling fans to master and fourth bedrooms
- > Freshly painted throughout
- > New carpets
- > New curtains and blinds throughout
- > New lighting
- > Gas cooking
- > Dishwasher
- > NBN ready
- > 2 x mango trees, 2 x orange trees and a citron tree

\* Yes! Pets considered at the Owner's discretion

Ingoing Costs:

Two weeks rent: \$1240.00

Bond (4 weeks rent): \$2480.00

Total Costs: \$3720.00

\* Property available 7 days from an application being approved

#### HOW TO VIEW THIS PROPERTY

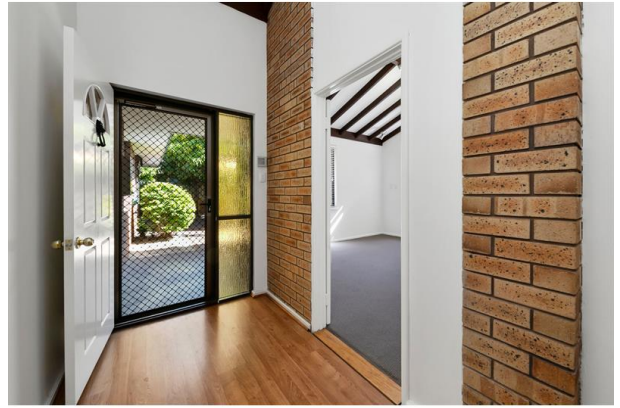
Arranging inspections is easy!

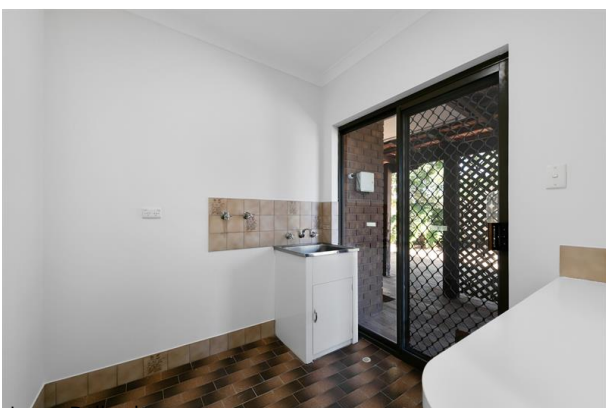
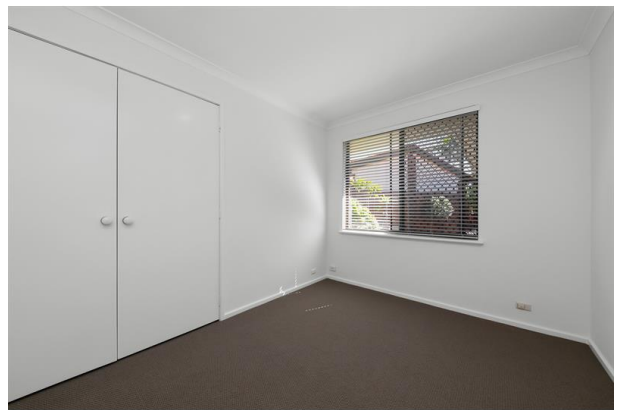
Simply go to our website: [www.jonesballard.com.au](http://www.jonesballard.com.au) and click the 'Book Inspection' button for that rental property.

To apply, the property MUST be viewed. Following your inspection a link to apply online will be emailed to you.

# Gallery



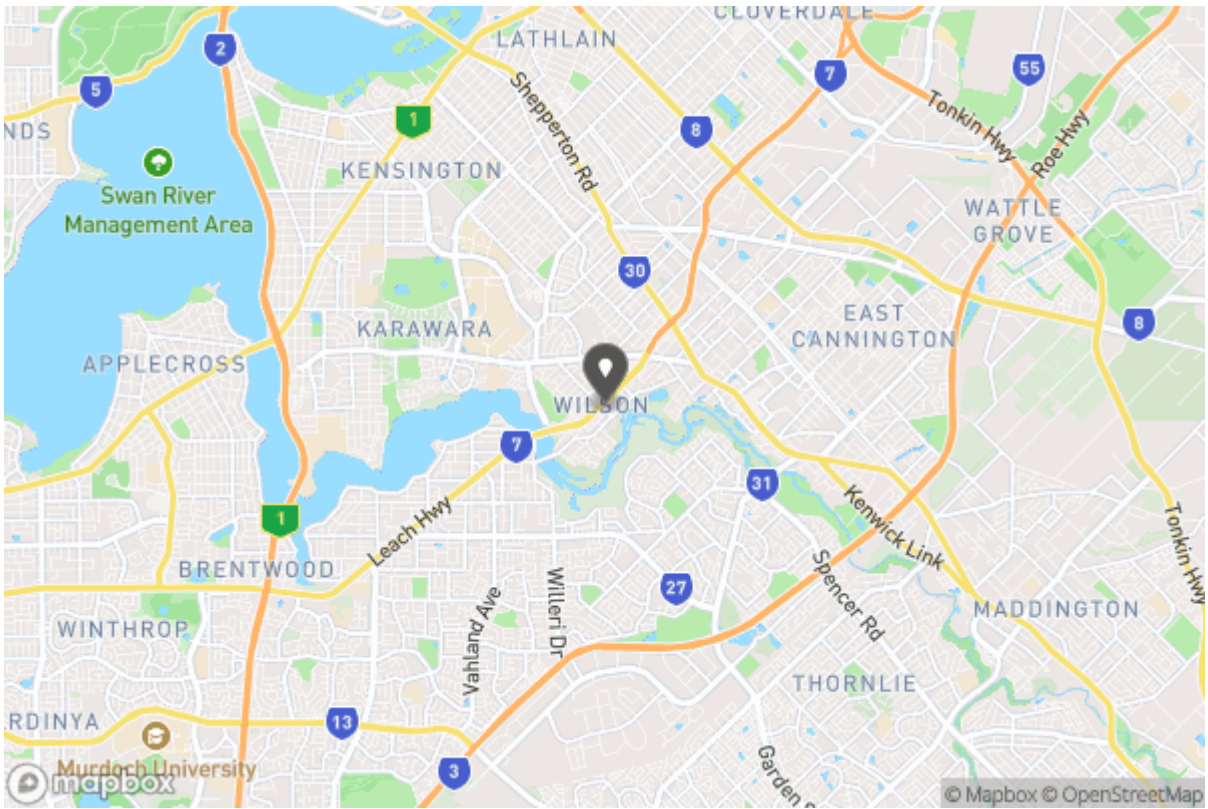








# Location Map





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

Tory Carter

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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/Form?AgentID=MD22298&UniqueID=R1052236>