



3/18 Bristol Avenue BICTON WA 6157

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\$950 per week

Date available: 16 May 2025

[Book Inspection](#)

Perfectly Positioned Family Home

You will immediately fall in love with this beautiful family home, perfectly positioned in an idyllic location. Offering the best of both worlds, it combines comfort and convenience with low-maintenance living, allowing you to relax and enjoy your home without the hassle. Whether you're entertaining or unwinding, this property provides a peaceful retreat for the whole family.

THE LOCATION:

Perfectly positioned near the beautiful Swan River, Bicton is a highly sought-after suburb known for its tranquil, residential atmosphere. This peaceful location offers a perfect balance of natural beauty and convenience, making it an ideal place to call home for both families and professionals. Boasting with easy access to a variety of recreational spots, including the popular Bicton Baths, Point Walter Reserve, and Point Walter Golf Course, where residents can enjoy outdoor activities with stunning river views. The area is also within close proximity to reputable schools such as Santa Maria College, Bicton Primary School, and Melville High School. The serene environment, combined with the accessibility to all the amenities, makes Bicton a highly desirable location for a relaxed and well-connected lifestyle.

THE RESIDENCE

- > Open plan living, a perfect spot for unwinding after a busy day
- > Dedicated dining area, ideal for family meals or enjoying your morning coffee

- > Kitchen with gas cooking and ample storage, making meal preparation a breeze
- > Main bedroom with walk in robe, ensuite and private seating area
- > Secondary bedrooms, both with built in robes
- > Fourth bedroom, a versatile bedroom perfect for a home office, or nursery
- > Main Bathroom, offering functionality for the whole family
- > Separate toilet for added convenience and practicality
- > Laundry located in garage, keeping your home organized
- > Beautiful alfresco with perfect for entertaining, gardening, or simply relaxing
- > 1x car garage plus plenty of on street parking

* Storeroom Excluded from Tenancy Agreement and not for tenants use.

Ingoing Costs:

Two weeks rent: \$1,900.00

Bond (4 weeks rent): \$3,800.00

Total Costs: \$5,700.00

HOW TO VIEW THIS PROPERTY

Arranging inspections is easy!

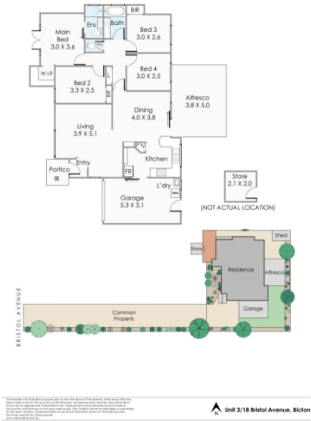
Simply go to our website: www.jonesballard.com.au and click the 'Book Inspection' button for that rental property.

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

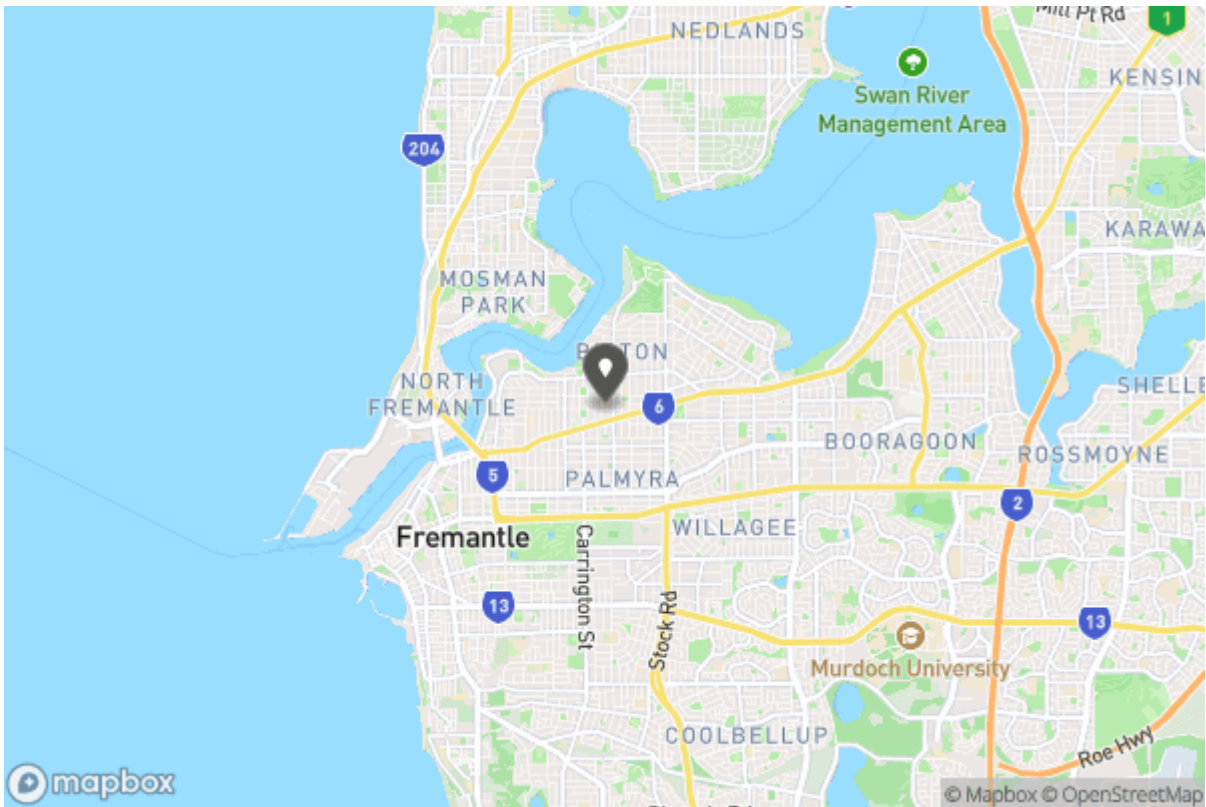
Gallery







Location Map





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

Ellie Spiegl

ellie.spiegl@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=R3844996>