



3/2 Grange Street CLAREMONT WA 6010

 3  1  2

\$650 per week

Date available: Now

[Book Inspection](#)

## Come on Down to Claremont!

Positioned amongst a private leafy enclave is this recently renovated home in the heart of Claremont - your own private sanctuary to retire to at the end of the day.

### THE LOCATION

Located on sought after Claremont Hill with Claremont Quarter, premium primary and secondary schools, cafes, restaurants parks, bike paths and public transport all within easy walking distance.

### THE RESIDENCE

- > Large living space
- > Separate dining off kitchen
- > Beautifully renovated kitchen with stone waterfall breakfast bar
- > King sized master bedroom with access to lovely private courtyard retreat
- > 2 secondary bedrooms, each complete with robe
- > Semi ensuite bathroom with shower and separate bath
- > 2 toilets
- > Laundry nook tucked away to side of kitchen
- > Rear courtyard entertaining with zero maintenance required

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> Double garage accessed from rear laneway

#### THE FINER DETAILS

> Ducted reverse cycle air conditioning

> Gas heating points to living area

> Suite of stainless steel kitchen appliances including dishwasher and full height tiling

> Storeroom

> Bathroom features heated towel rail and full height tiling

\* Sorry, no pets

#### Ingoing Costs:

Two weeks rent: \$1300.00

Bond (4 weeks rent): \$2600.00

Total Costs: \$3900.00

#### HOW TO VIEW THIS PROPERTY

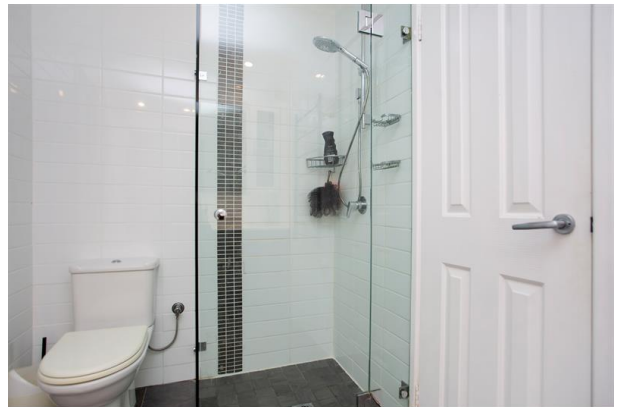
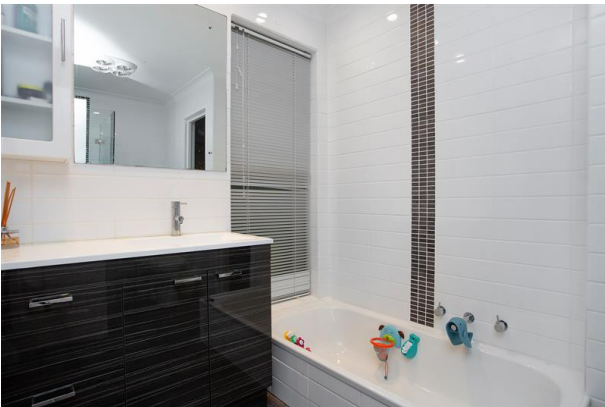
Arranging inspections is easy!

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.

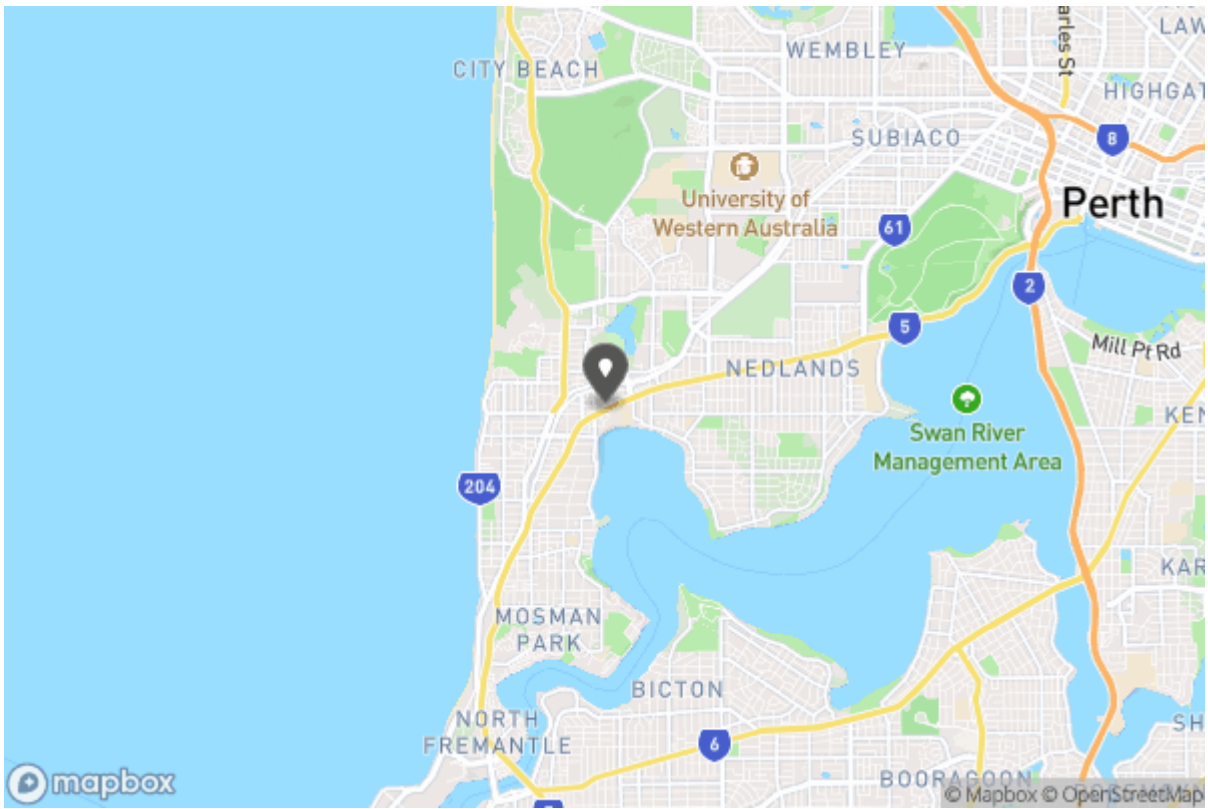
# Gallery



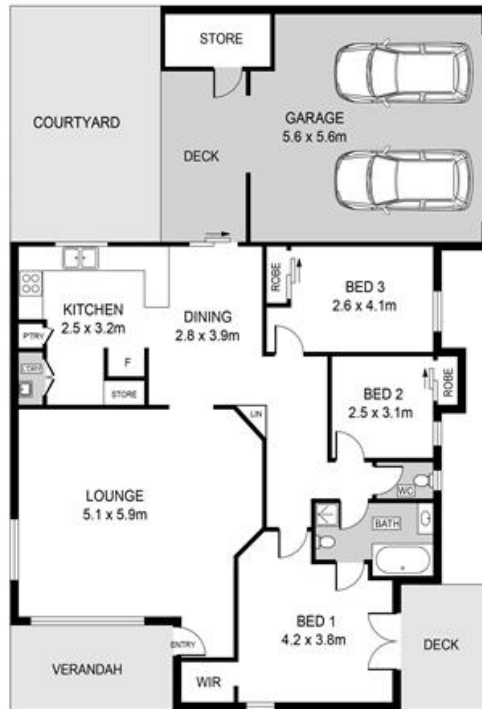




# Location Map



# Floor Plans



## 3/2 GRANGE STREET, CLAREMONT

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

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=R1894320>