



31 Oats Street EAST VICTORIA PARK WA 6101

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\$525 per week

Date available: 17 February 2023

[Book Inspection](#)

Oh So Charming on Oats

This beautiful character home boasts a gorgeous front porch to enjoy watching the world go by, as well as 2 large bedrooms with an additional smaller bedroom/study & sleep out to the back of the house. There are high decorative ceilings in the living room and entry with some timeless classic influences in the kitchen area to enjoy. Separate lounge and dining spaces provide easy living with jarrah floorboards throughout. A large back yard allows you to forget you are living in the city with tons of space for relaxing, unwinding and entertaining with the added benefit of lawn mowing included to both the front & back yards.

LOCATION

This wonderful home is located just minutes from the Victoria Park Café strip, 10 minutes to Westfield Carousel, 15 minutes from the city centre & just 5 minutes to Curtin University, you will have all that you need just a short drive away! On top of this there is easy access to public transport, schools, parks & amenities.

THE RESIDENCE

- > Large & undercover front porch
- > Two large bedrooms
- > Separate dining room
- > Central kitchen

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- > Sun room & a third room (ideally utilised as a study or third bedroom) with access to the large back yard
- > A secure & gated very large back yard, perfect for entertaining

THE FINER DETAILS

- > Monthly lawn mowing included
- > Alarm system
- > Gas cooking with plenty of storage to the kitchen
- > Easy to use vertical blinds throughout
- > Split system air conditioners to the master bedroom & lounge room
- > Low maintenance garden beds to the front and large rear lawn area at the back.

****Pets considered****

Ingoing Costs:

Two weeks rent: \$1,050.00

Bond (4 weeks rent): \$2,100.00

Total Costs: \$3,150.00

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.

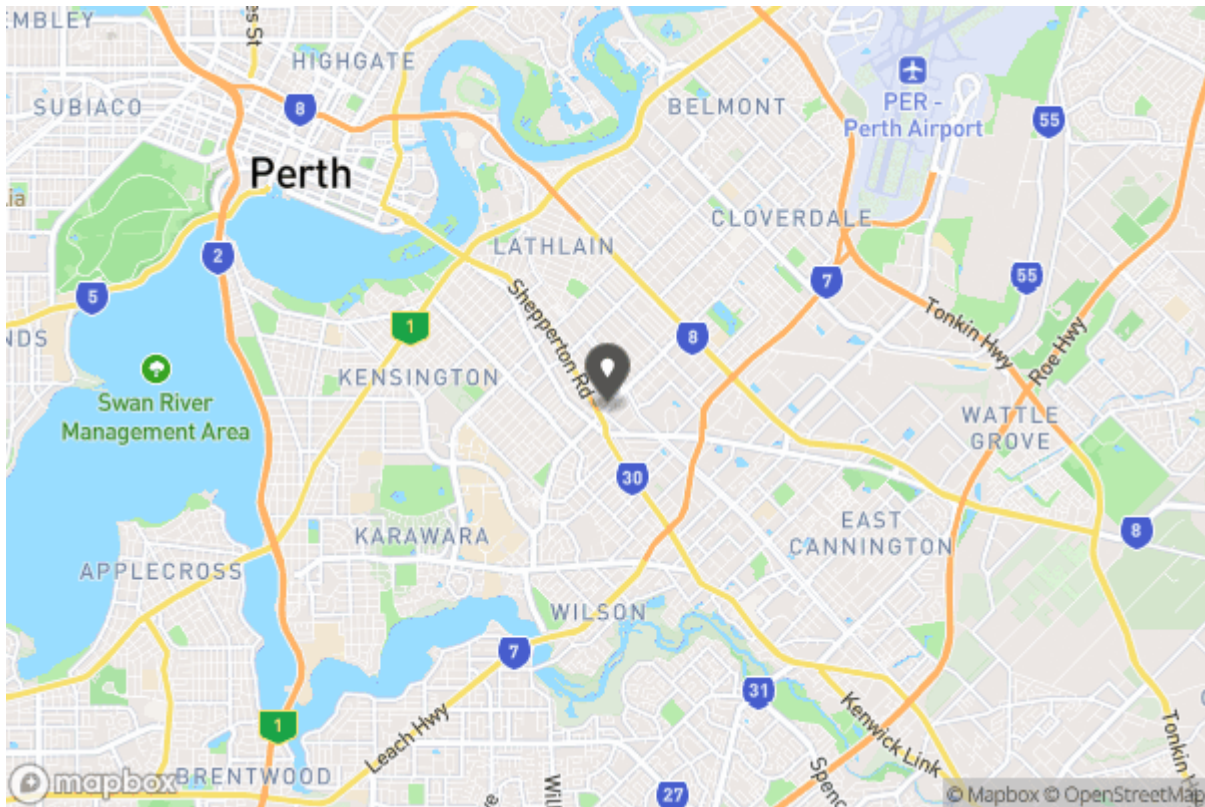
Gallery



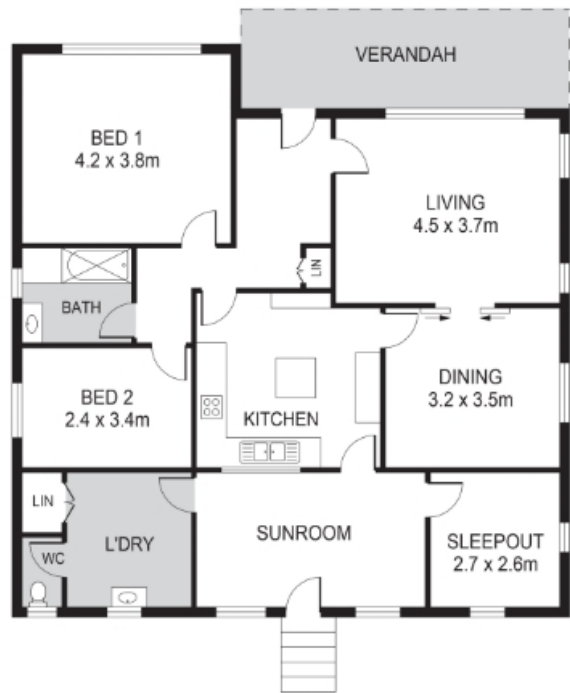




Location Map



Floor Plans



31 OATS

DISCLAIMER:
PLANS SHOWN ARE FOR INFORMATION PURPOSES ONLY. ALL DIMENSIONS ARE APPROXIMATE AND NOT TO SCALE. THEY ARE SUBJECT TO SURVEY AND INSTRUMENTS 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

sheree.baillie@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=R814219>