



## 31A Henning Crescent MANNING WA 6152

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\$795 per week

Date available: 17 January 2025

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### In the Zone!

This charming three bedroom home offers the ideal combination of space, comfort, and functionality, making it the perfect choice for those seeking a well-designed residence in a highly sought-after location.

#### THE LOCATION

Situated in an exceptional, prime location, this home rests on a serene, tree-lined street that provides both tranquility and charm. The property is bathed in natural sunlight throughout, creating a bright and welcoming atmosphere. Just a short 10-minute drive to Curtin University, it's within walking distance to the shops on Welwyn Avenue and local schools like Como Secondary College and McDougall Park. You'll also be close to Como Primary, Aquinas College, and Wesley College. Enjoy the convenience of Waterford Shopping Centre, offering a variety of cafes and restaurants. Public transport is right at your doorstep, and with Canning Bridge nearby, you'll have easy access to freeways heading north and south.

#### THE RESIDENCE

- >Separate living and dining areas for versatile living
- >Modern kitchen with generous storage
- >Master bedroom with built in robes
- >Two secondary bedrooms with built in robes

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- > Ducted evaporative air conditioning
- > Remote controlled ceiling fans to master and second bedroom
- > Main bathroom featuring separate bath and shower
- > Laundry with convenient outdoor access
- > Separate toilet for added convenience
- > Spacious patio ideal for outdoor entertaining
- > Carport, parking for one car. Plus plenty of added parking in front of property

Ingoing Costs:

Two weeks rent: \$1590.00

Bond (4 weeks rent): \$3180.00

Total Costs: \$4770.00

HOW TO VIEW THIS PROPERTY

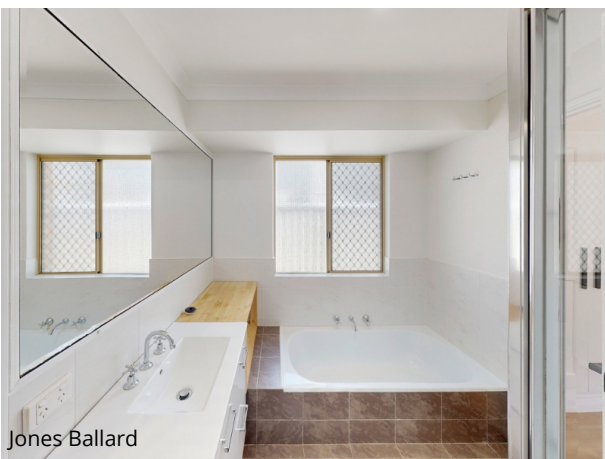
Arranging inspections is easy!

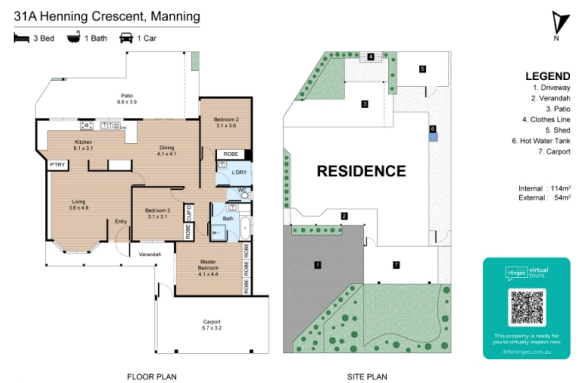
Simply go to our website: [www.jonesballard.com.au](http://www.jonesballard.com.au) and click the 'Book Inspection' button for that rental property.

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

# Gallery



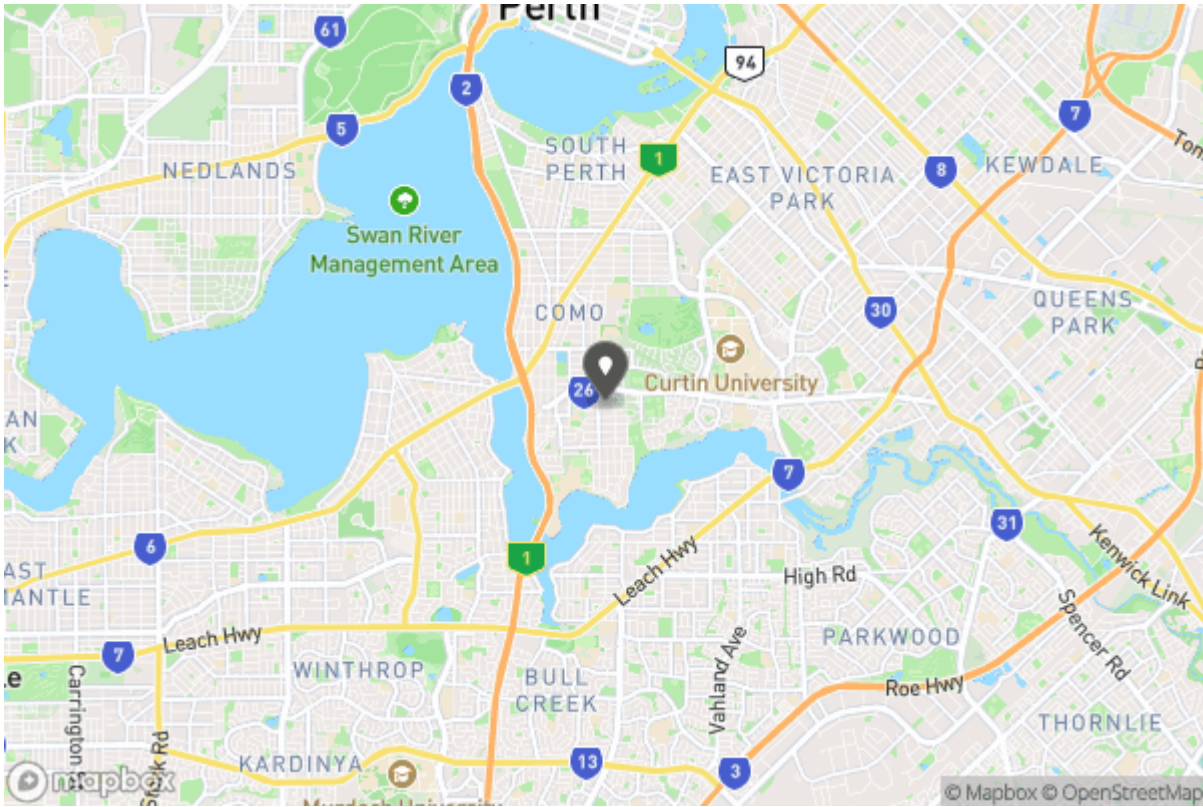




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All information contained herein is provided by Life Images. Whilst the reporting technology is highly accurate, we cannot guarantee its accuracy and intended parties should rely on their own enquiries.

# Location Map





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

Kelly Paddison

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### 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=R3760602>