



34 Campbell Street KENSINGTON WA 6151

 3  2  2

\$950 per week

Date available: 4 December 2024

[Book Inspection](#)

## Kensington's Finest

One of Kensington's most desirable tree lined streets provides a suitable sought after setting for this beautiful fully renovated character home with a balance of indoor and outdoor spaces. Homes like this rarely hit the rental market - be quick!

### THE LOCATION

Only a short stroll to shops, the Como Hotel, bus/train services and Ernest Johnson Oval. Close to Curtin University and a short drive into the city, Garden City, South Perth's river foreshore and Victoria Park's cafes. PLUS Golden Triangle location for schooling - choice of quality schools in Kensington, South Perth and Como!

### THE RESIDENCE

- > Beautiful living room with feature fireplace
- > Separate dining room
- > Central kitchen with loads of storage and gas cooking
- > 3 bedrooms each complete with built in robe
- > 2 renovated bathrooms with full height tiling
- > Separate laundry with lots of storage and third toilet
- > Fantastic decked alfresco entertaining

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- > Large rear grassed backyard and landscaped gardens
- > Double undercover parking

#### THE FINER DETAILS

- > Beautiful period features including timber boards, high ceilings and leadlight windows
- > Reverse cycle air conditioning to all bedrooms and living areas
- > Suite of stainless steel kitchen appliances including integrated brand new dishwasher
- > Feature light fittings
- > Full automatic reticulation throughout
- > NBN available
- > Side access to rear

#### 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](http://www.jonesballard.com.au) and click the Register to inspect' button for that rental property.

Jones Ballard does NOT accept online applications through 1Form. Properties MUST be viewed and an application form collected from the viewing.

# Gallery

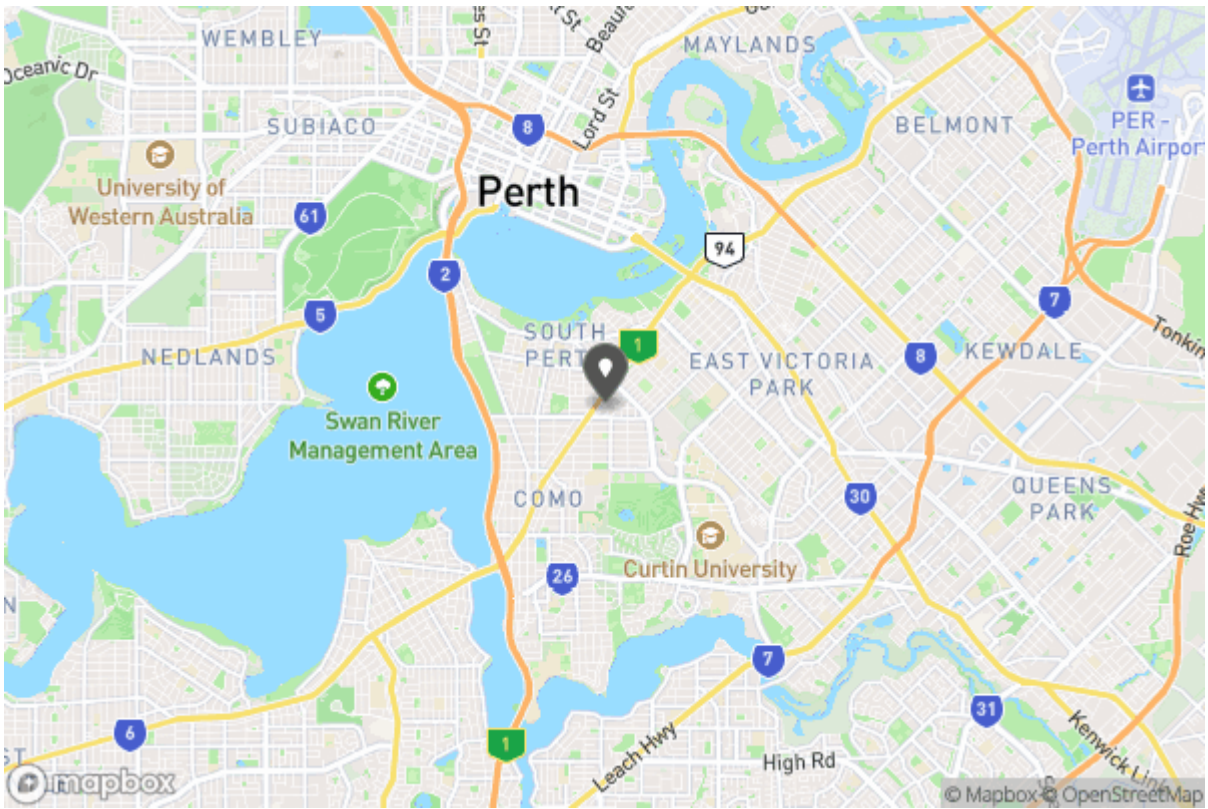




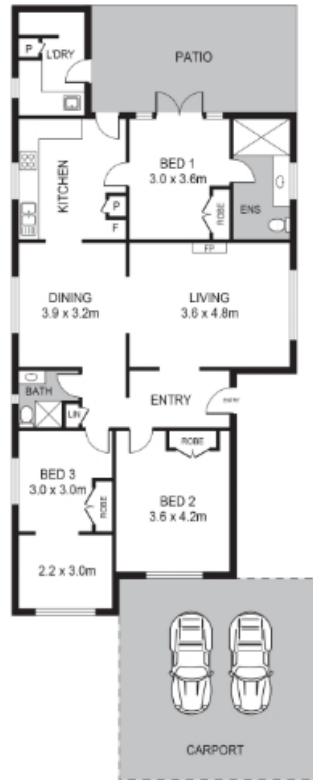




# Location Map



# Floor Plans



## 34 CAMPBELL STREET, KENSINGTON

DISCLAIMER:  
PLANS SHOWN ARE FOR MARKETING PURPOSES ONLY. ALL DIMENSIONS ARE APPROXIMATE AND NOT TO SCALE. THEY ARE SUBJECT TO CHANGES AND INCONVENIENCES AND NO LIABILITY WILL BE ACCEPTED. INTERESTED PARTIES SHOULD MAKE THEIR OWN MEASUREMENTS.





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

Kelly Paddison

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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=R815938>