



35 Harvey Street BURSWOOD WA 6100

 3  2  1

\$670 per week

Date available: 2 May 2022

[Book Inspection](#)

## Burswood Beauty

Viewing will not disappoint at this fully renovated character delight . The residence seamlessly blends gorgeous period features from yesteryear with modern, quality finishes without compromising any of today's creature comforts.

Will you love it? Absolutely.

### THE LOCATION

With phenomenal street appeal this property's location is every bit as impressive. Crown Entertainment Precinct, lush parklands and the Swan River are only a stroll away, whilst Burswood and Victoria Park train stations are also within walking distance. With quick and easy access to the CBD and Victoria Park's bustling café strip; a world of outstanding convenience and entertainment awaits.

• Walking distance to Victoria Park's cafe strip and Victoria Park Central Shopping Centre

• Walking distance to the Swan River and parklands

• Walking distance to Crown Entertainment Precinct and nearby Optus Stadium

• Easy access to Perth CBD and Airport

• Excellent public transport options, short walk to Victoria Park Transfer station and Burswood or Victoria Park Train Stations

• Your choice of locals - Blasta Brewing Co., The Camfield, Dutch Trading Co., The Broken Hill or Empire Bar

â€¢ Close proximity to fantastic local schools, including Perth Individual Montessori, Ursula Frayne Catholic College, East Victoria Park Primary School and Victoria Park Primary School

#### THE RESIDENCE

- > Gorgeous street appeal and welcoming front verandah
- > Renovated kitchen with breakfast bar and plenty of bench and storage space
- > Spacious living room with feature fireplace
- > Dining area off kitchen
- > Second living area / study nook at rear with handy hidden laundry
- > King sized master bedroom with walk in robe, private ensuite and feature fireplace
- > 2 large secondary bedrooms
- > Family bathroom featuring beautiful free-standing bath
- > Good sized rear yard and entertaining area
- > Off street parking for 1 car plus plenty of free street parking

#### THE FINER DETAILS

- > Lovely period features including timber floorboards, high ceilings, decorative skirtings, cornices & ceiling roses
- > Split system air conditioning to 3 bedrooms and main living zone
- > Kitchen appliances include dishwasher and gas cooking
- > NBN ready
- > Automatic reticulation front and back
- > Small garden shed

\* Small pets considered at the owner's discretion

#### Ingoing Costs:

Two weeks rent: \$1340.00

Bond (4 weeks rent): \$2680.00

Total Costs: \$4020.00

#### 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





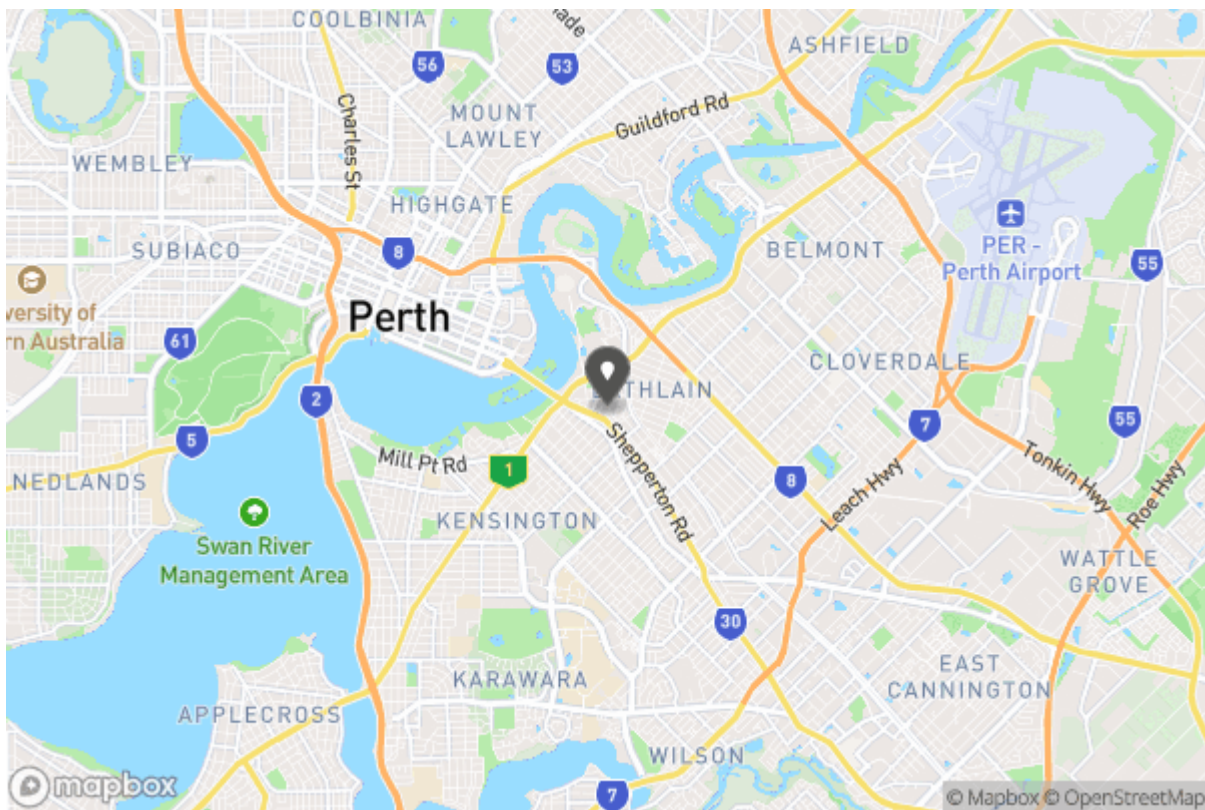




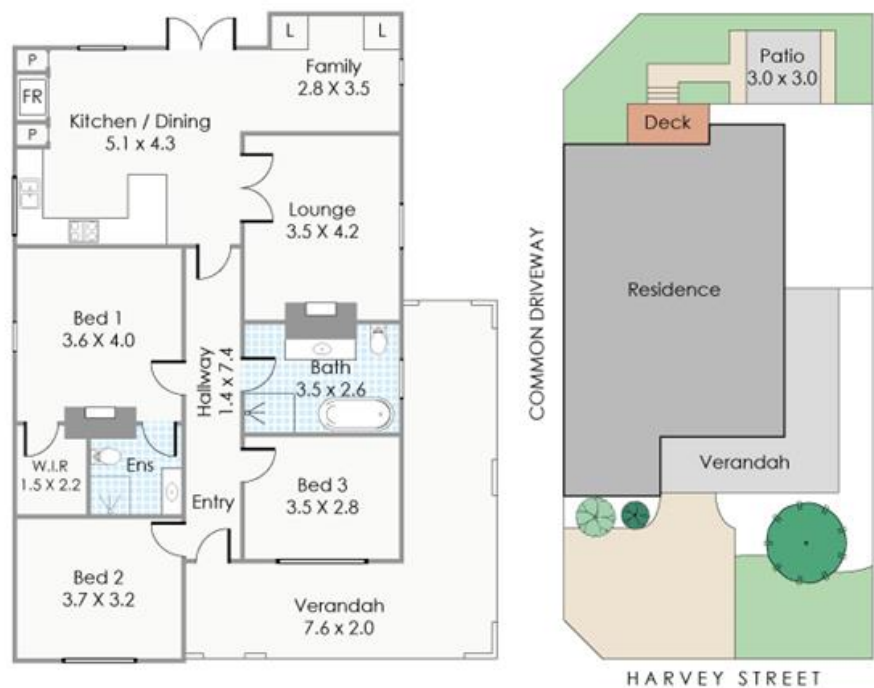
Jones Ballard



# Location Map



# Floor Plans



Approximate Areas

Residence:	112m <sup>2</sup>
Verandah:	28m <sup>2</sup>
Patio:	9m <sup>2</sup>
Total Area:	149m <sup>2</sup>

This floorplan is for illustration purposes only to show the layout of the property. Not to be used for any other purpose. [www.cribcreative.com.au](http://www.cribcreative.com.au)



35 Harvey Street, Burswood





Cynthia Tawil

[cindi.tawil@jonesballard.com.au](mailto:cindi.tawil@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=R957402)

<https://2apply.com.au/Property?agentID=MD22298&uniqueID=R957402>