



36 Fourth Avenue KENSINGTON WA 6151

 4  2  2

\$1,025 per week

Date available: 6 September 2023

[Book Inspection](#)

## Family Sized Kensington

Gorgeous character double storey home, deceptive in size, taking in stunning city views and positioned in a highly desirable street with plenty on offer. With a flexible floor plan offering multiple living areas inside and out, you will love coming home!

### THE LOCATION

Chances are if you're reading this, you can already see yourself enjoying the many benefits that come with an exclusive Kensington lifestyle. Perfectly located with easy access to Perth city & Elizabeth Quay, public transport, South Perth foreshore, Optus Stadium/Casino, an abundance of parks. This home ticks so many boxes being only a 3 min drive to enjoy the vibrancy of Vic Park's amazing caf  strip with a plethora of superb dining options (plus it's literally 4 minutes walk for the kids to Kensington Primary School). As a bonus you can start your day with a walk/ride on the river and/or treat yourself with breakfast at a nearby caf  and finish it off with family or entertaining friends at dinner mesmerised by a city lights panorama - if you think about it this location is somewhere you (and your family) deserve to be!

### THE RESIDENCE - GROUND FLOOR

- > Large open plan living and dining zone overlooking the rear garden and pool
- > Kitchen has loads of cupboards and prep space
- > Two spacious secondary bedrooms

- > Fourth bedroom / or a 3rd living area (up to you) to the front of the home
- > Study nook
- > Renovated bathroom
- > Separate laundry with direct outdoor access and separate 3rd toilet
- > Under stair storage
- > Low maintenance rear yard
- > Below Ground pool with pump, filter and cleaner - bring on summer!
- > Double undercover parking

#### THE RESIDENCE - UPPER FLOOR

- > Spacious 2nd dedicated living area / parents retreat opening to private balcony offering uninterrupted river and city views
- > King sized master bedroom offering fabulous views
- > Renovated ensuite bathroom
- > Huge walk in robe

#### THE FINER DETAILS

- > Pool maintenance included in rent
- > Electronic Alarm System
- > Ducted air conditioning
- > Slow combustion wood fire heating
- > Split system air conditioning upstairs
- > Gas heating point upstairs
- > Gas HWS
- > Gorgeous period features including timber floors, feature windows, high decorative ceilings & picture rails
- > Kitchen hosts dishwasher, near new oven and gas cooking
- > Near new window treatments
- > NBN available
- > Plenty of storage options

#### THIS RESIDENCE WILL SUIT:

- > Small, medium and large families alike - the home is easily compartmentalised for privacy to both parents and the kids!
- > City workers and those employed at nearby Technology Park and/or operating businesses in the nearby South Perth/Vic Park locality seeking a quiet & classy neighbourhood
- > FIFO workers seeking a super convenient location in close proximity to both the airport and outstanding lifestyle conveniences as a reward for their hard earned dollars\$\$
- > Curtin University employees and/or attendees
- > Home business owners that desire peaceful and refreshing surroundings to inspire the implementation of their daily strategies - so important in todays business environment!
- > Anyone looking for a suburb within short commute of the very best near river & city living has to offer - convenience and superb lifestyle amenities at the top of the list

\*YES! Pets considered at the Owner's discretion

#### Ingoing costs:

Two weeks rent: \$2050.00

Bond (4 weeks rent): \$4100.00

Total costs: \$6150.00

#### 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.

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

# Gallery



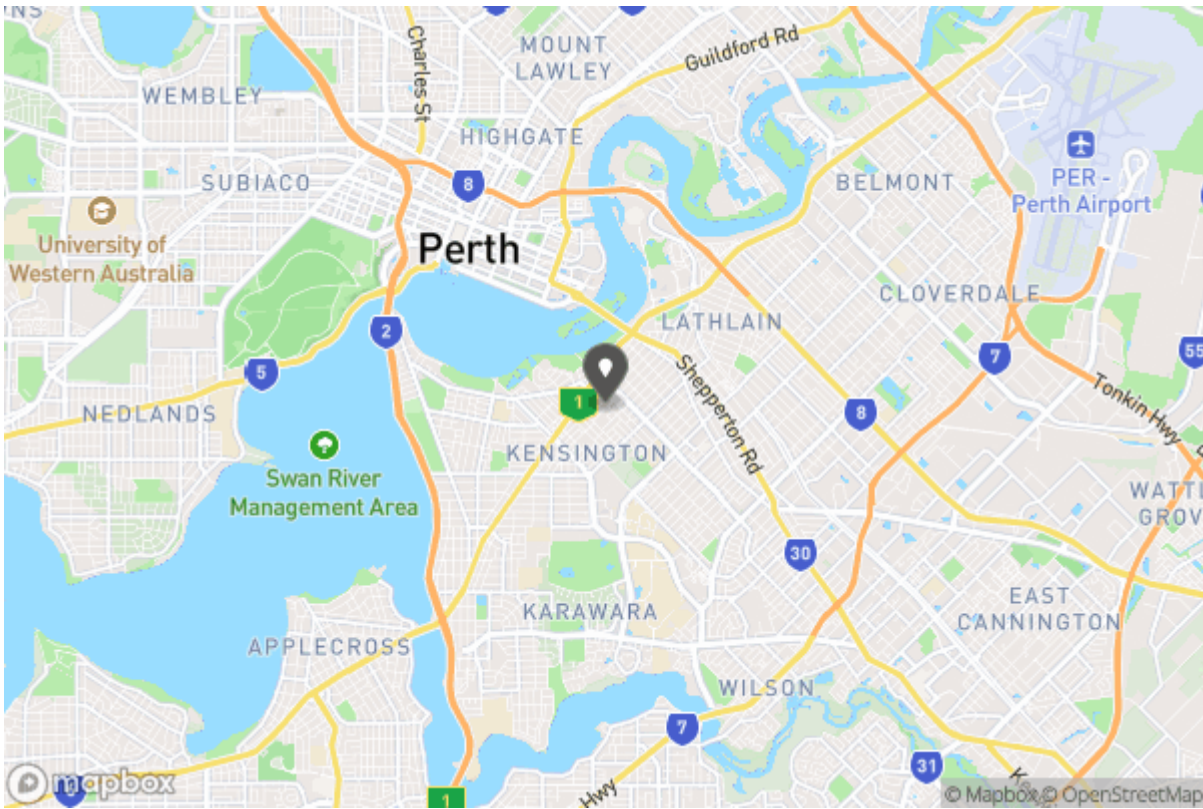








# Location Map



# Floor Plans



Approximate Areas

**GROUND FLOOR**

Residence: 137m<sup>2</sup>  
 Carport: 29m<sup>2</sup>  
 Front Porch: 11m<sup>2</sup>  
 Verandah: 7m<sup>2</sup>  
 Porch: 6m<sup>2</sup>

**FIRST FLOOR**

Residence: 80m<sup>2</sup>  
 Balcony: 7m<sup>2</sup>  
**Total Area: 257m<sup>2</sup>**

This document is for illustrative purposes only. It does not show the actual floor levels of the property. Whilst every effort has been made to ensure the accuracy of the floor plan, it is not guaranteed, and any information shown on an approximate floor plan only. While a permit application has not been made, the floor plan is not intended to be used for construction or any other purpose. All construction will be subject to the relevant local authority. The information shown on this floor plan is not intended to be used for any other purpose. All construction will be subject to the relevant local authority. While every effort has been made to ensure the accuracy of the floor plan, it is not guaranteed, and any information shown on an approximate floor plan only. While a permit application has not been made, the floor plan is not intended to be used for construction or any other purpose. All construction will be subject to the relevant local authority. The information shown on this floor plan is not intended to be used for any other purpose. All construction will be subject to the relevant local authority.





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

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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=R812901>