



## 36 Manapouri Meander JOONDALUP WA 6027

 4  2  2

\$525

Date available: 25 August 2020

[Book Inspection](#)

### Big house. Big extras. Big opportunity!

This home is sure to impress and excite those that appreciate class, style & easy family living, while looking for value in a great location. Enjoy balmy nights relaxing in the outdoor resort style entertaining area.

Homes like this are a pleasure to present and viewing will not disappoint.

#### THE LOCATION

All of your everyday amenities are just a matter of minutes away from this contemporary abode! Stroll to Manapouri Park, Joondalup Primary School and the sprawling Windermere Park around the corner from home. With the freeway and Currambine Station minutes away you'll also love the close proximity to the beach, Mindarie Marina, Lakeside Joondalup Shopping Centre, Edith Cowan University, Joondalup Resort golf course, Joondalup Hospital and Joondalups very busy central business district.

#### THE RESIDENCE

- > Large sunken formal lounge and dining zone to front of house
- > Massive open plan informal family living and dining zone opening to alfresco
- > Near new funky renovated kitchen with masses of cupboard space and breakfast bar

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- > Luxurious master suite to front of home with wall to wall fitted out mirrored robes complete with private hotel quality double sized ensuite including separate shower and bath
- > 3 minor carpeted bedrooms all with built in robes
- > Renovated 5 star family bathroom
- > Large renovated laundry with direct outdoor access
- > Massive insulated 10.5 x 5m pitched alfresco to cater for even the biggest of gatherings
- > Timber decked relaxation area overlooking resort style pool with shade sails
- > Large grassed area for kids and animals
- > Double remote controlled garaging
- > Powered workshop
- > Secure side parking for heavy vehicle, boat or caravan

#### THE FINER DETAILS

- > Stunning Porcelain floor tiling throughout high traffic areas and main living hub including kitchen
- > Ducted air conditioning throughout
- > Ducted gas heating throughout
- > Ceiling fans to living areas and all bedrooms
- > High ceilings through main living hub of home
- > Ensuite offers spacious double shower, quality fixtures, His and Her vanities & chic colour changing tapware and bath
- > Kitchen boasts quality stone bench tops, soft closing drawers, double pantry and quality stainless steel appliances including dishwasher
- > Alfresco offers fancy feature fans plus built in kitchen area with hot & cold running water
- > Resort style gardens with full automatic reticulation
- > Feature hot and cold water outdoor shower in pool area
- > Gas bayonets
- > Security alarm system
- > 6kw solar power system with 24 x 250w panels
- > Drive through side access to fully insulated 6x6m workshop offering hot/cold sink, 15 amp designated power supply from main meter box with own sub board and lots of power points

\* Pets considered at the Owner's discretion.

#### Ingoing Costs:

Two weeks rent: \$1050.00

Bond (4 weeks rent): \$2100.00

Total Costs: \$3150.00

#### HOW TO VIEW THIS PROPERTY

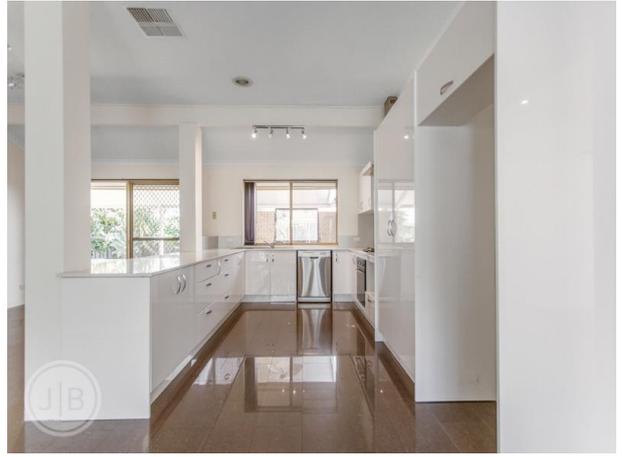
Arranging inspections is easy!

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

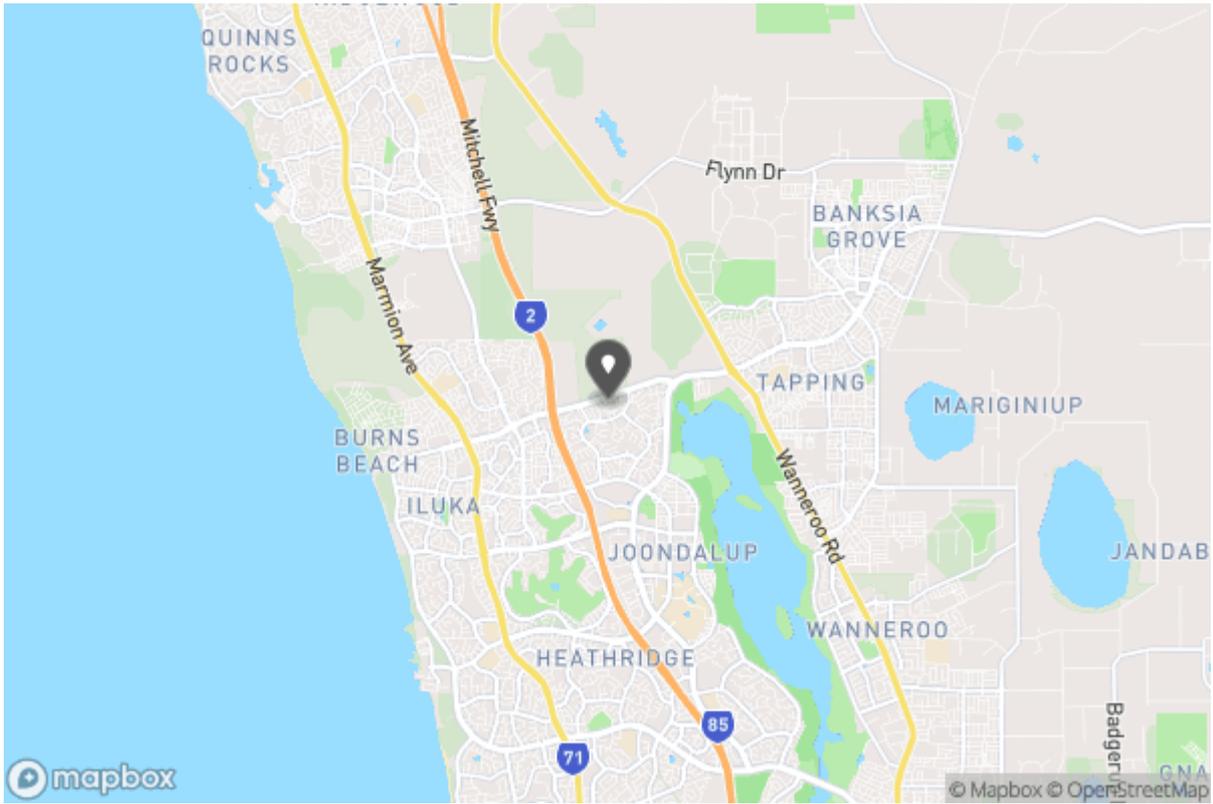








# Location Map





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://www.2apply.com/Form?AgentID=MD22298&UniqueID=11194327>