



36 Sulman Avenue SALTER POINT WA 6152

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\$825 per week

Date available: Now

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Stunning River Views

Perfectly situated in an elevated position amidst the stunning homes of Salter Point's prestigious 'dress circle,' this property presents a rare opportunity to secure a residence in one of Perth's most desirable locations. Offering the perfect blend of convenience and serenity, providing the best of both worlds.

THE LOCATION:

Nestled in an unbeatable location in Salter Point, this home offers an exceptional lifestyle of convenience and ease. For those who enjoy being part of a vibrant local community, the Saturday Manning Farmers Markets, Welwyn Avenue and Waterford Plaza are just a short distance away, providing an array of fresh produce, dining options, and shopping choices. The convenience continues with effortless access to public transport and major freeways, ensuring a smooth and quick commute to all parts of the city. Whether you're looking to relax by the river, spend a day exploring the markets, or simply unwind and enjoy the peaceful surroundings, this home presents the perfect balance of tranquility and accessibility in one of the area's most highly sought-after locations.

THE RESIDENCE:

- > Expansive lounge with decorative wooden panelling
- > Spacious family room/meals area with a stunning view
- > Well appointed kitchen with ample storage and gas cooking

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- > Large master bedroom with walk in robe & ensuite
- > Two secondary bedrooms both equipped with robes
- > Main bathroom with double sinks for added convenience
- > Large Laundry providing plenty of room
- > Separate toilet
- > Balcony over looking the river

*Please be aware the under-house area is designated for storage purposes, and the doors are not operable nor capable of being locked.

*Please be aware the gas heater in the lounge and air conditioning unit in bedroom are not in working order and excluded from the property.

Ingoing Costs:

Two weeks rent: \$1,650.00

Bond (4 weeks rent): \$3,300.00

Total Costs: \$4,950.00

HOW TO VIEW THIS PROPERTY

Arranging inspections is easy!

Simply go to our website: 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.

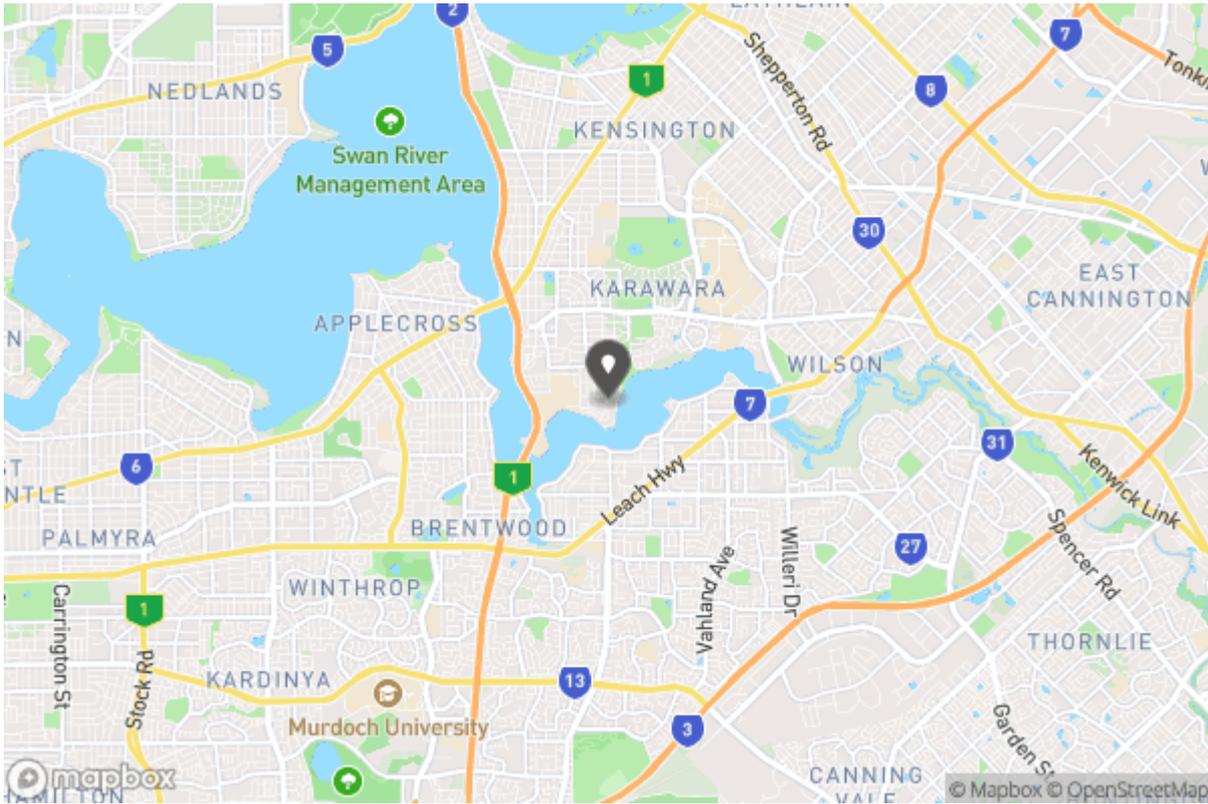
Gallery







Location Map





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

Ellie Spiegl

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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=R3831892>