



36 Waterford Avenue WATERFORD WA 6152

 4  2  2

\$950 per week

Date available: 30 May 2025

[Book Inspection](#)

## Modern Comfort Meets Riverside Charm

Nestled in one of Waterford's most desirable riverside pockets, this beautiful home offers a perfect balance of spacious family living and low-maintenance comfort - all just moments from the tranquil Canning River foreshore. Bathed in natural light and thoughtfully designed across two levels, it's a rare find that delivers both privacy and convenience in a premium location.

### THE LOCATION

Situated in one of Perth's most sought-after riverside suburbs, Waterford offers the perfect blend of tranquility and convenience. Enjoy serene walks along the Canning River, quick access to Curtin University, Waterford Plaza Shopping Centre, public transport, and a variety of cafes and local amenities. Only 10 km from Perth CBD, this is suburban living with unbeatable city access.

### THE RESIDENCE

- > 4 spacious bedrooms with built-in robes
- > 2 good-sized bathrooms + separate toilet
- > Generous family and meals area with wood-look flooring, opening to large patio
- > Kitchen with ample cupboards and bench space
- > Backyard with large patio perfect for outdoor entertaining

Jones Ballard

1 / 10

36 Waterford Avenue WATERFORD WA 6152

- > Split system heating
- > Fully fenced

#### FINER DETAILS

- > Gas cooking
- > Extra storage space under stairs
- > Remote control double garage
- > Low-maintenance front garden with synthetic lawn

#### 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 '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



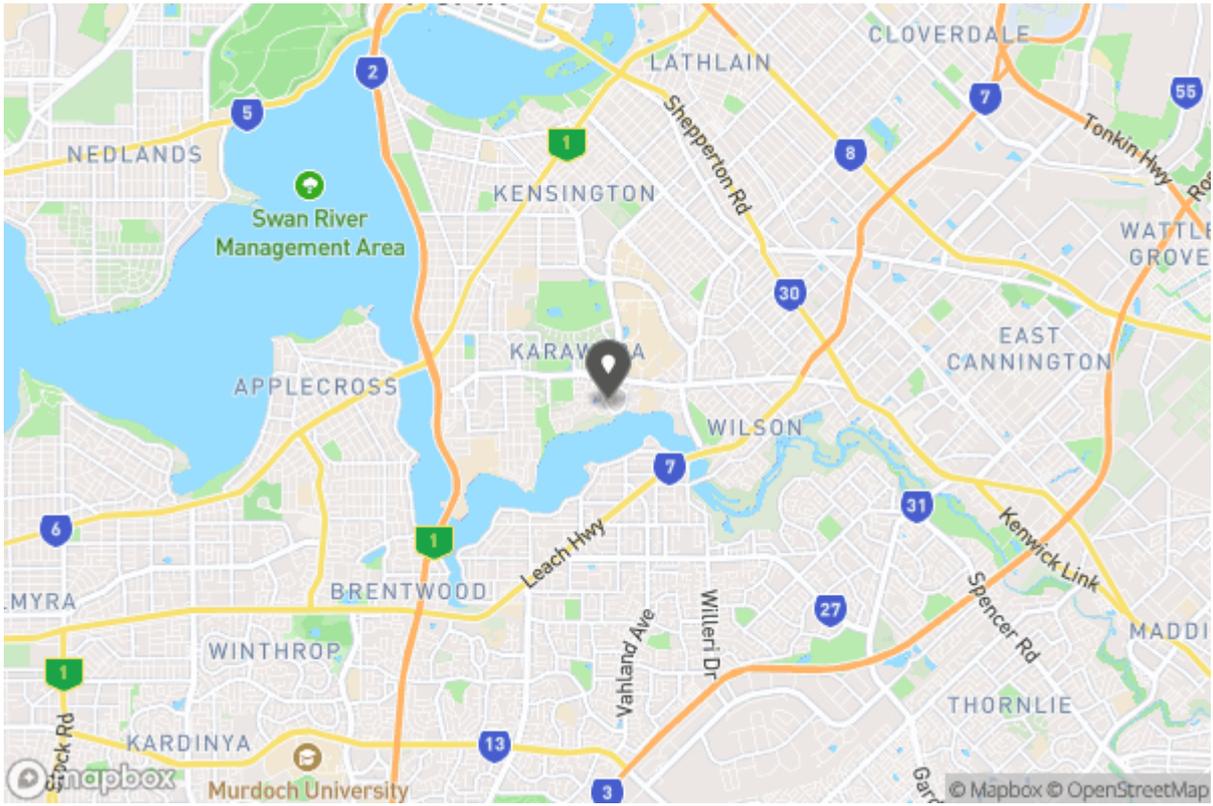








# Location Map





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

Sheree Baillie

sheree.baillie@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=R3897233>