



36a Conochie Crescent MANNING WA 6152

 4  2  2

\$1,200 per week

Date available: 10 September 2024

[Book Inspection](#)

Your Private Sanctuary

Welcome to your very own private sanctuary just minutes from the Swan River. Situated in a lovely tree-lined street close to some of Perth's best private schools and clubs. Don't miss this fantastic opportunity to lease this beautiful family home. Enquire today to secure your chance to experience a wonderful life in this lovely property.

THE LOCATION

- > 350m to Welwyn Avenue Shopping Centre (IGA, Post Office, BWS, Bakery, Butcher, cafes / restaurants)
- > 450m to Manning Bowling Club
- > 700m to Manning Tennis Club
- > A short stroll to the river
- > 1.2km to Curtin University Boat Club
- > 600m to Manning Primary School
- > 770m to St Pius X Catholic Primary School
- > 920m to Curtin Primary School
- > 1.17km to Aquinas College
- > 2.05km to Penrhos College

THE RESIDENCE

Jones Ballard

36a Conochie Crescent MANNING WA 6152

- > Secure front yard with plenty of lawn area
- > Huge open plan living and dining zone flooded with natural light
- > Well designed kitchen with breakfast bar and stone tops
- > Separate theatre / 2nd living area
- > King sized master suite with large walk in robe and private twin vanity ensuite
- > 3 king sized secondary bedrooms each with walk in robe or built robe
- > Separate study
- > Large family bathroom with separate shower and bath plus separate toilet
- > Powder room
- > Separate laundry with wall of built in cupboards and direct outdoor access
- > Large remote garage with storage area, extra height and direct house and backyard access
- > Huge alfresco entertaining overlooking ample backyard with easy care astro turf

THE FINER DETAILS

- > Fully ducted reverse cycle air conditioning
- > Suite of stainless steel kitchen appliances including twin oven, dishwasher and 5 burner gas cooking
- > Stunning timber flooring throughout living areas
- > Loads of storage options including large walk in linen press
- > Stone tops throughout
- > High ceilings throughout
- > NBN available

Ingoing Costs:

Two weeks rent: \$2400.00

Bond (4 weeks rent): \$4800.00

Total Costs: \$7200.00

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





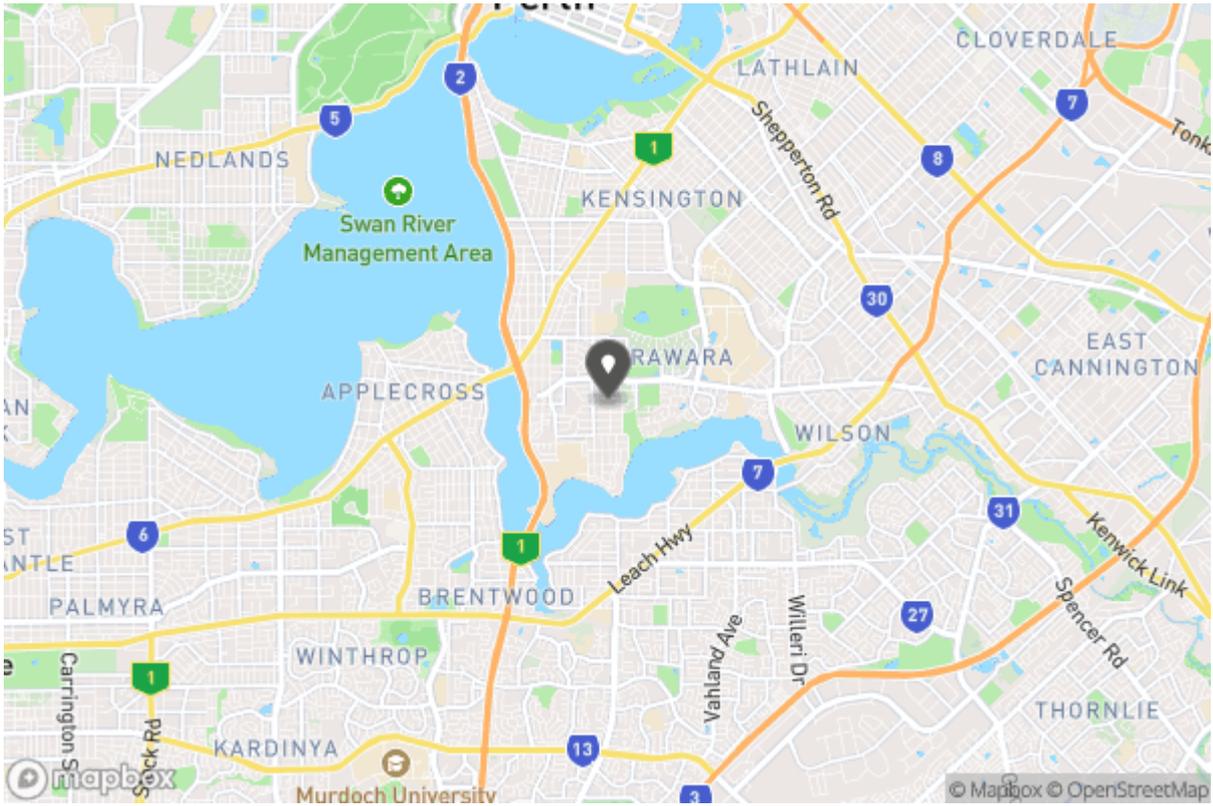
36A CONOCHIE CRESCENT MANNING



TOTAL FLOOR : 256 m2

This floor plan is not to scale, measurements are indicative and in meters. External elements may not be in correct position.

Location Map





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

Kelly Paddison

kelly.paddison@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=R3157727>