



37/46 Gibbs Road AUBIN GROVE WA 6164

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\$355.5 per week

Date available: 31 October 2022

[Book Inspection](#)

## UNDER APPLICATION

\*\* (Conditions apply to applicants for this property. Please see notation below for further information)

\*\* (This property is offered for lease under the National Rental Affordability Scheme (NRAS). Special criteria and conditions apply to applicants. Please visit the following website link to see if you qualify:

<http://www.environment.gov.au/housing/nras/index.html>

### THE LOCATION

This beautiful home is located within walking distance to Woolworths Supermarket, Aubin Grove Primary School and Atwell College. Public transport is ideal with the new Aubin Grove train station now complete and within walking distance. This property features an open plan design, private courtyard, fully reticulated gardens and is located within a quiet and family friendly estate.

### THE RESIDENCE

- > Open plan living and dining
- > Spacious open plan kitchen with breakfast bar
- > Stainless steel kitchen appliances include gas cooking
- > Master bedroom with walk in robe and private ensuite

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- > 2 secondary bedrooms, both complete with double built in robe
- > Beautiful reticulated gardens
- > Private courtyard
- > Big double garage
- > Ducted air-conditioning

\* Small pets considered at owner's discretion

Ingoing Costs:

Two weeks rent: \$711.00

Bond (4 weeks rent): \$1,422.00

Total costs: \$2,133.00

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.

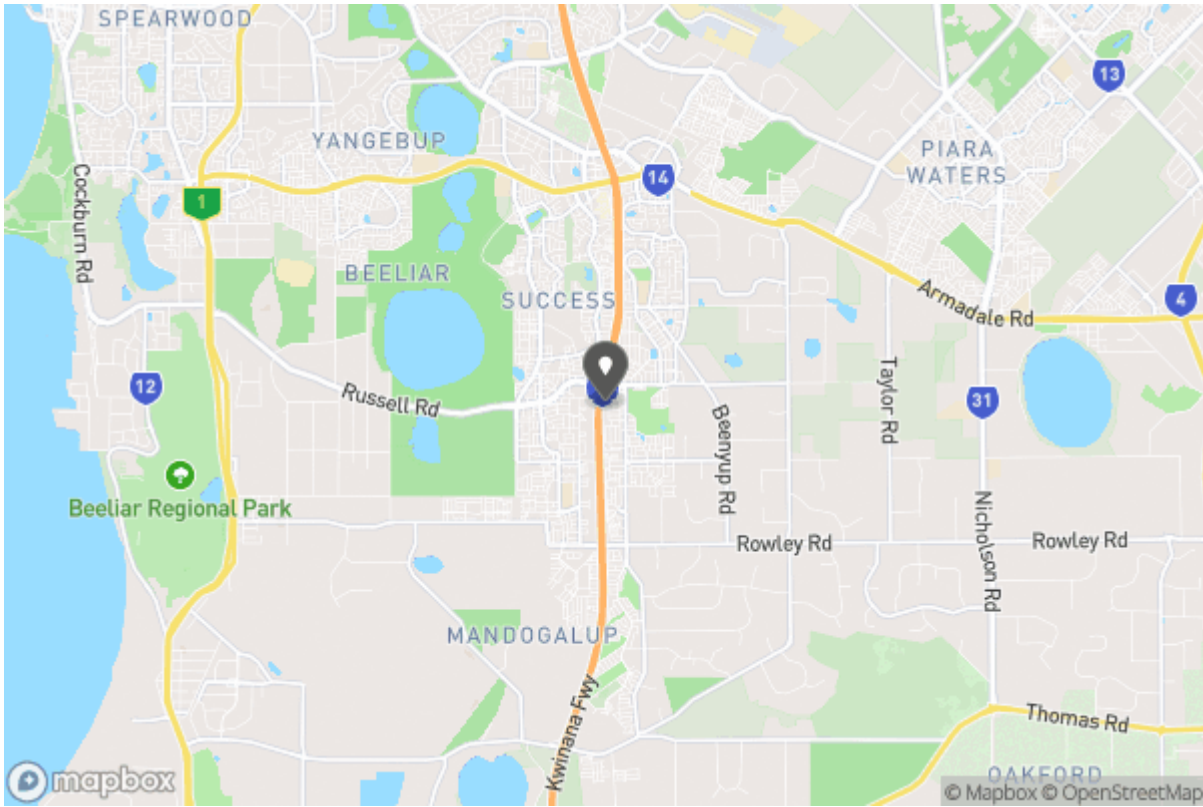
To apply, the property MUST be viewed. Following your inspection a link to apply online will be emailed to you.

# Gallery





# Location Map





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

Sheree Baillie

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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=R815129>