



## 37 Success Crescent SALTER POINT WA 6152

 3  2  3

\$825 including pool & lawn maintenance

Date available: 21 October 2022

[Book Inspection](#)

### Splish Splash

Perfectly positioned on Aquinas College's doorstep this large family residence has plenty on offer.

#### THE LOCATION

The riverside locale of Salter Point has to be one of Perth's most well kept secrets! Located in the heart of this family-orientated suburb in a quiet sought after street, close to the River foreshore and beautiful parklands plus enjoy close proximity to quality schools (Aquinas College, Penrhos College, Manning Primary School), Raktacino Cafe, Welwyn Avenue shopping precinct and Manning's new vibrant Community Hub - all this plus super easy freeway access direct to Perth CBD!

#### THE RESIDENCE

- > Large front lounge with glass sliding doors leading to dining and family rooms
- > Freshened up kitchen offers ample cupboard space, breakfast bar and beautiful views overlooking alfresco balcony and pool area
- > King sized master bedroom with private ensuite, walk in robe as well as an additional double mirrored wardrobe
- > Secondary bedrooms are king sized with built in desk and double robe
- > Central family bathroom with shower and bath
- > Separate laundry at end of hallway

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- > Study to end of hallway or can be used as fourth bedroom
- > Large outdoor space with pool will keep the family and friends entertained
- > Changing area and toilet near pool
- > Double carport parking
- > Large garage which can be used as workshop

#### EXTRA FEATURES

- > Pool maintenance and lawn mowing included FREE in rent
- > Split system air conditioning
- > Ceiling fans to living and all bedrooms
- > Gas heating point
- > Kitchen hosts dishwasher, double fridge recess and gas cooking
- > Refurbished bathrooms with new vanities and shower screens (to be installed)
- > Timber floorboards and high ceilings
- > NBN connectivity
- > Brand new pool cleaner

YES! Pets considered at the Owner's discretion

#### SPECIAL CONDITIONS:

DOWNSTAIRS ROOM EXCLUDED FROM LEASE AND NOT FOR TENANT USE

#### Ingoing Costs:

Two weeks rent - \$1650.00

Bond - \$3300.00

Total Costs - \$4950.00

#### HOW TO VIEW THIS PROPERTY

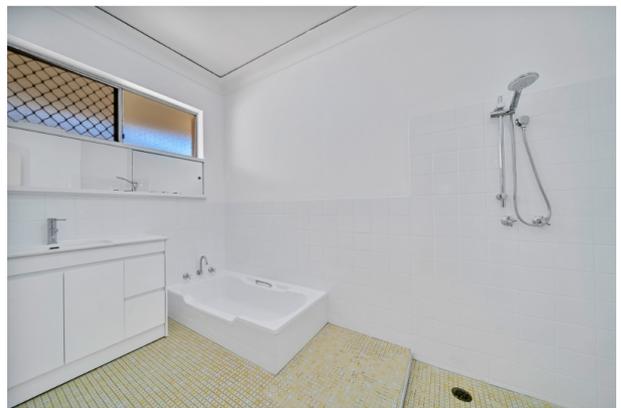
Arranging inspections is easy!

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.

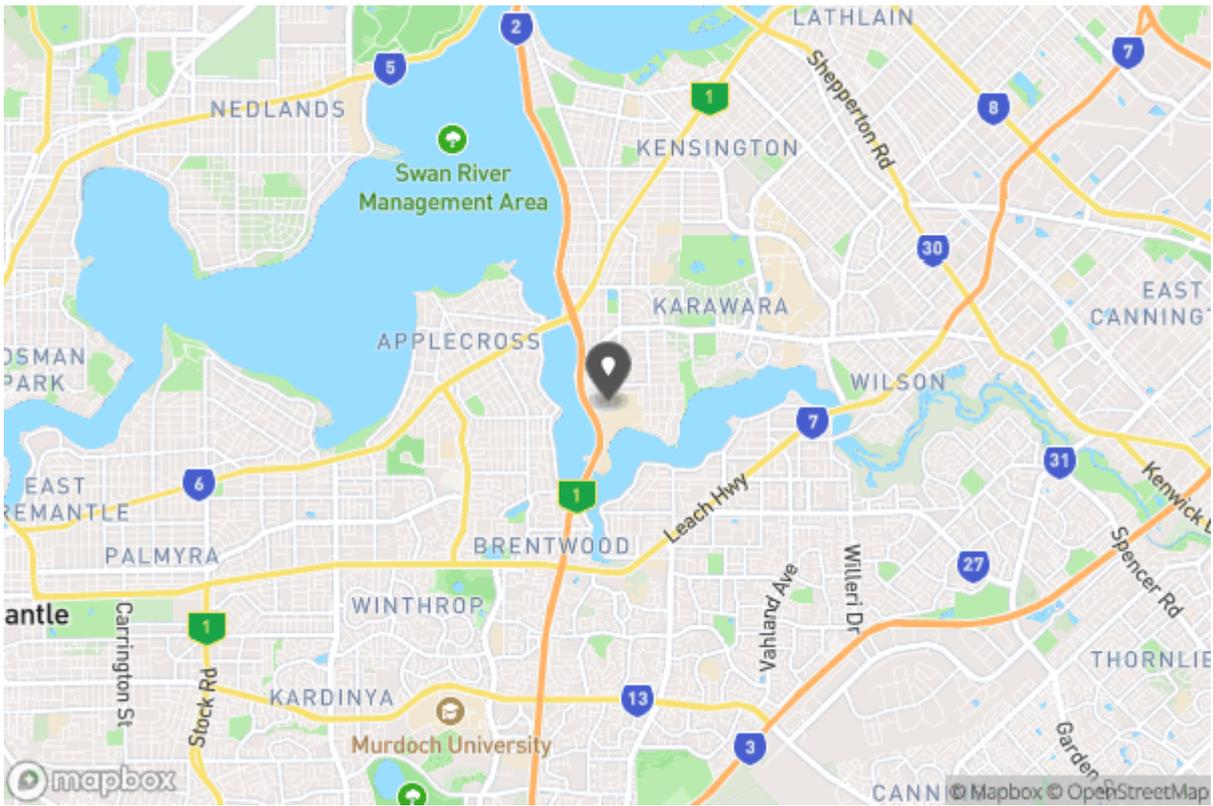
# Gallery



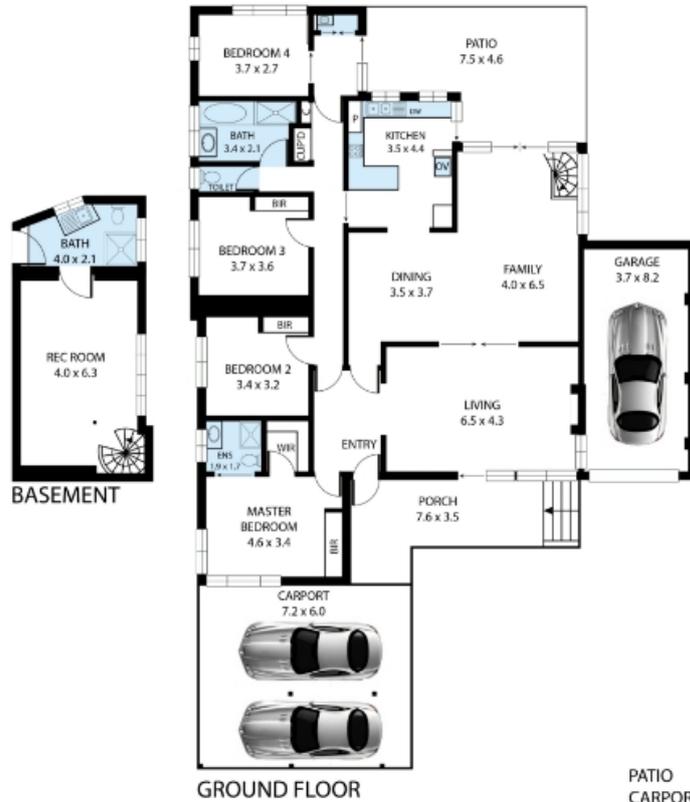




# Location Map



# Floor Plans



PATIO	:	28m <sup>2</sup>
CARPORT	:	42m <sup>2</sup>
PORCH	:	19m <sup>2</sup>
GARAGE	:	26m <sup>2</sup>
BUILT AREA	:	219m <sup>2</sup>
TOTAL BUILT AREA	:	334m <sup>2</sup>

**37 Success Crescent, Salter Point 6152**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



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

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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=R812090>