



37 Sulman Avenue SALTER POINT WA 6152

 2  1  4

\$650 per week

Date available: 15 November 2023

[Book Inspection](#)

## Life is good here

Spacious 2 bedroom home with plenty of room for outdoor entertaining.  
6 month lease only.

### THE LOCATION

Nestled on the corner of arguably Salter Point's 2 best streets is this home a short stroll to Aquinas College and the river's edge. Easy access to public transport, freeways, Curtin University, Saturday Manning Farmers Markets and Waterford Plaza. Short walk to hectares of riverside parkland just down the street provide the perfect place for summertime adventures.

### THE RESIDENCE

- > Spacious open plan living and dining zone
- > Functional kitchen with plenty of storage
- > King sized master bedroom with wall of built in robes
- > Double sized second bedroom
- > Central bathroom with separate shower and bath
- > Separate laundry with direct outdoor access
- > Separate toilet

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- > French doors to lovely courtyard entertaining area plus large grassed area for the kids and pets
- > Single carport plus plenty of extra off-street parking
- > Workshop / shed at rear

#### THE FINER DETAILS

- > Split system air conditioning to living and master bedroom
- > Wood fire
- > Timber floorboards
- > Lovely feature cornices
- > Stainless steel oven and 5 burner gas cooktop
- > Double fridge recess
- > NBN connectivity
- > Plenty of storage options
- > Lemon tree
- \* Only small pets considered at the Owner's discretion
- \* One of the windows in the master bedroom is sealed closed and cannot be open/closed
- \* The storeroom is not a habitable room and is to be used for storage purposes only

#### Ingoing Costs:

Two weeks rent: \$1,300.00

Bond (4 weeks rent): \$2,600.00

Total Costs: \$3,900.00

#### 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.

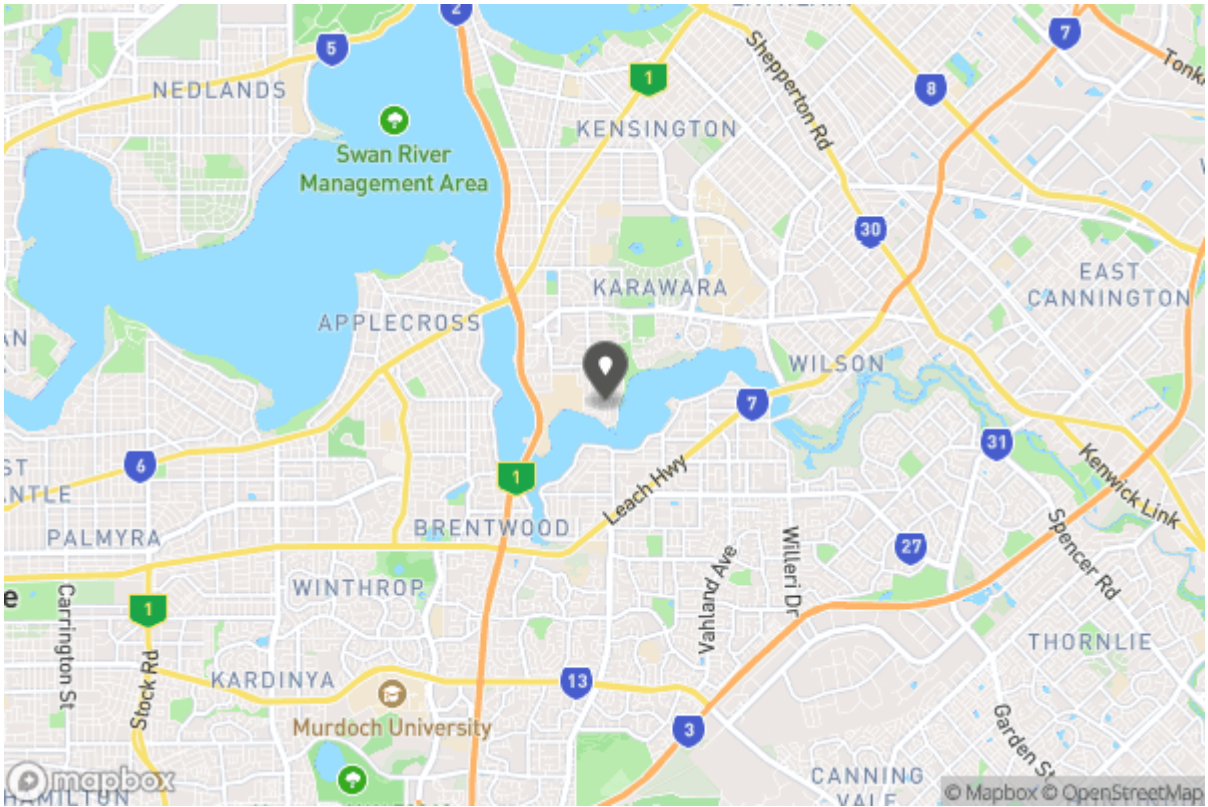
To apply, the property MUST be viewed. Following your inspection a link to apply online will be emailed to you.

# Gallery

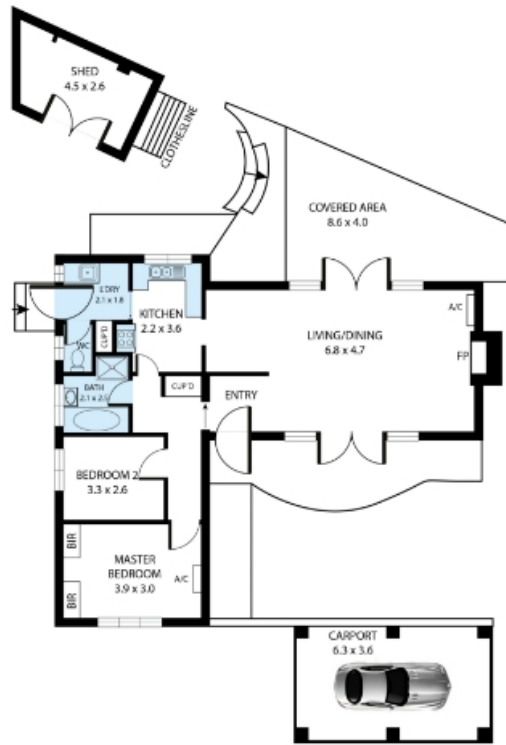




# Location Map



# Floor Plans



37 Sulman Avenue, 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.

#### APPROXIMATE BUILT AREA

BUILTS AREA	: 90m <sup>2</sup>
COVERED AREA	: 23m <sup>2</sup>
CARPORT	: 22m <sup>2</sup>
SHED	: 10m <sup>2</sup>
TOTAL AREA	: 145m <sup>2</sup>



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=R2869353>